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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Stone Gate House, Stone St., Bradford, BD1

208556650

🌐 www.letproperty.co.uk 🤇

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#### **Property** Description

Our latest listing is in Stone Gate House, Stone St ., Bradford, BD1 4QF

Get instant cash flow of £650 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 9.8% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio

Don't miss out on this fantastic investment opportunity...

#### **LETPR®PERTY**





Stone Gate House, Stone St ., Bradford, BD1 4QF

208556650

2 Bedrooms 1 Bathroom Spacious Rooms Well Maintained Property

Factor Fees: £1,500

Ground Rent:

**Property Key Features** 

Lease Length: 980 years

Current Rent: £650

Market Rent: £900

## Lounge





### **Kitchen**





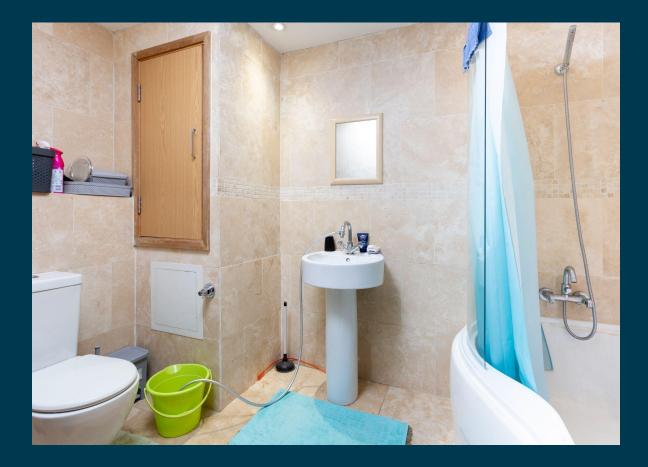
### Bedrooms





## Bathroom





#### Exterior





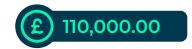
### **Initial** Outlay





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£31,800.00

#### **Projected** Investment Return



Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is  $\bigcirc$ 



LETPR@PERT

Returns Based on Rental Income	£650	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125	5.00
Ground Rent		
Letting Fees	£65.00	£90.00
Total Monthly Costs	£548.75	<b>£573.75</b>
Monthly Net Income	£101.25	£326.25
Annual Net Income	<b>£1,215.00</b>	£3,915.00
Net Return	<mark>3.82%</mark>	<mark>12.31%</mark>

#### Return Stress Test Analysis Report





# If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,115.00** Adjusted To

Net Return 6.65%

#### If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income£2,265.00Adjusted To

Net Return

7.12%

#### Sale Comparables Report



## This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £124,000.



£124,995

#### 2 bedroom apartment for sale

Conditioning House, Cape Street, Bradford, Yorkshire, BD1

NO LONGER ADVERTISED

Fully Tenanted | CCTV | Double Glazing | Fitted Kitchen | En Suite Bedroom | Fully Furnished | Pa...

+ Add to report

Marketed from 21 Mar 2022 to 5 Jun 2024 (807 days) by Biscayne Properties, Bradford



£110,000

2 bedroom flat for sale Cape Street, Bradford, West Yorkshire, UK, BD1	+ Add to report
NO LONGER ADVERTISED	
Modern Prestigious Apartment   Two Double Be Furnished   High Quality	drooms plus En-suite   Fully

Marketed from 19 Aug 2022 to 26 Nov 2022 (99 days) by Linley & Simpson, Bingley

#### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom apartment

Highpoint, Bradford, BD1 2BA

NO LONGER ADVERTISED

Apartment | City Centre Location | Panoramic Views | Audio Intercom System | Communal Lift in Bui...

Marketed from 6 Mar 2024 to 6 Mar 2024 by Squarefoot Apartments, Bradford



£995 pcm

2 bedroom apartment

+ Add to report

+ Add to report

1 Balme Street , City Centre, Bradford, BD1

#### NO LONGER ADVERTISED

Fitted Kitchen | En Suite Bedroom | Fully Furnished | Parking | Shops and Amenities Nearby | Clos...

Marketed from 3 Aug 2023 to 4 Aug 2023 (1 days) by Biscayne Properties, Bradford



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes





Standard Tenancy Agreement In Place: **Yes** 





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

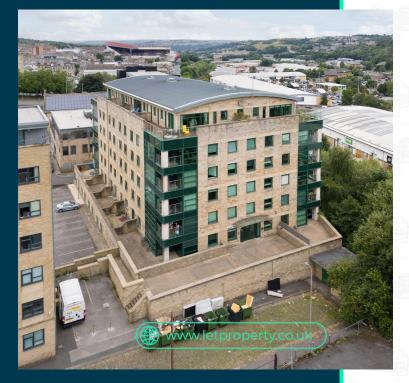
Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years





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# Interested in this property investment?

# Call us on 0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

