

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stone Gate House, Stone  
St., Bradford, BD1

208556650

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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...**



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

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well Maintained Property**

**Factor Fees: £1,500**

**Ground Rent:**

**Lease Length: 980 years**

**Current Rent: £650**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 110,000.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | £27,500.00        |
| SDLT Charge             | £3,300            |
| Legal Fees              | £1,000.00         |
| <b>Total Investment</b> | <b>£31,800.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

| 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                  | £125.00          |                  |
| Ground Rent                          |                  |                  |
| Letting Fees                         | £65.00           | £90.00           |
| <b>Total Monthly Costs</b>           | <b>£548.75</b>   | <b>£573.75</b>   |
| <b>Monthly Net Income</b>            | <b>£101.25</b>   | <b>£326.25</b>   |
| <b>Annual Net Income</b>             | <b>£1,215.00</b> | <b>£3,915.00</b> |
| <b>Net Return</b>                    | <b>3.82%</b>     | <b>12.31%</b>    |

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.



# 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      **£2,265.00**  
Adjusted 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

+ Add to report

NO LONGER ADVERTISED

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

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 Bedrooms plus En-suite | Fully Furnished | High Quality...

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

+ Add to report

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

1 Balme Street , City Centre, Bradford, BD1

+ Add to report

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

# Current Tenant Profile




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**

 Current term of tenancy: **2 years**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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BD1 4QF

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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.



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