

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Street, Bristol, BS2

208751300

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Street, Bristol, BS2

Get instant cash flow of **£2,250** per calendar month with a **6.8%** Gross Yield for investors.

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...



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Multiple Bathrooms

Factor Fees: £100.00

Ground Rent: £600 per year

Lease Length: 100 years

Current Rent: £2,250

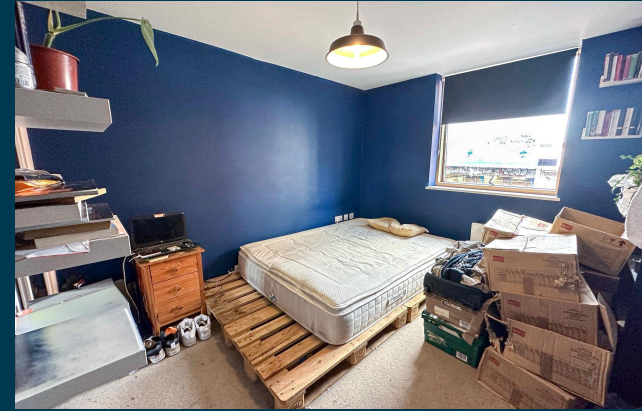
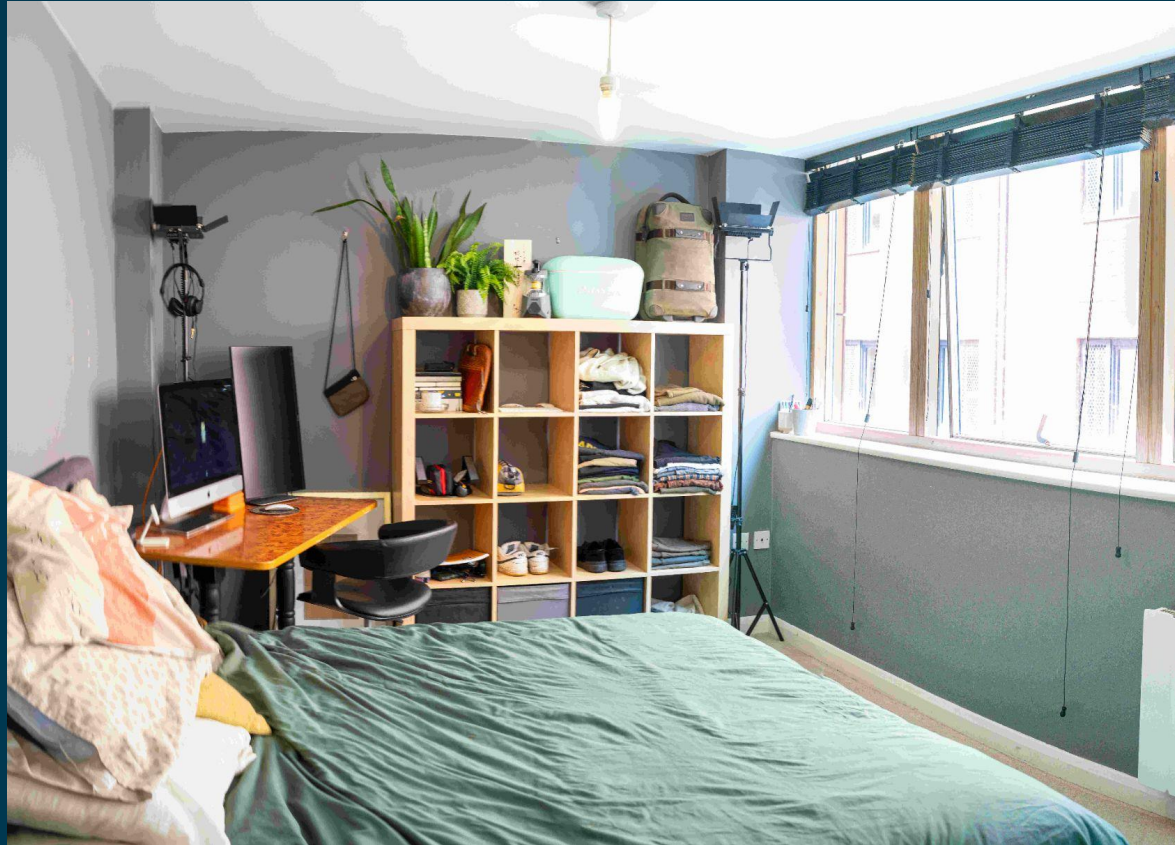
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £397,000.00 and borrowing of £297,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 397,000.00

25% Deposit	£99,250.00
SDLT Charge	£19,260
Legal Fees	£1,000.00
Total Investment	£119,510.00

Projected Investment Return



The monthly rent of this property is currently set at £2,250 per calendar month.

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.



Returns Based on Rental Income	£2,250
Mortgage Payments on £297,750.00 @ 5%	£1,240.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£600 per year
Letting Fees	£225.00
Total Monthly Costs	£1,580.63
Monthly Net Income	£669.38
Annual Net Income	£8,032.50
Net Return	6.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,532.50**
Adjusted To

Net Return **2.96%**

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

Annual Net Income **£2,077.50**
Adjusted To

Net Return **1.74%**

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 £390,000.

Within area



£390,000

3 bedroom apartment for sale

Portland Heights, Dean Street, St Pauls, Bristol, BS2

+ Add to report

CURRENTLY ADVERTISED

Modern Apartment next to Portland Square | 3 Double Bedrooms | 2 Bathrooms

Marketed from 11 May 2024 by Andrews Estate Agents, Bishopston



£350,000

3 bedroom flat for sale

Portland Heights, Dean Street, Bristol, BS2

+ Add to report

NO LONGER ADVERTISED SOLD STC

A stylish three bedroom apartment within the attractive Portland Heights building. Completed in 2...

Marketed from 27 Nov 2019 to 29 May 2020 (183 days) by Chappell & Matthews, Whiteladies Road

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,750 based on the analysis carried out by our letting team at **Let Property Management**.



£3,750 pcm

3 bedroom flat

Beckford House, 1 Carmen Beckford Street, Bristol

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available 1st July 2024 for 12 months. | 3 Double bedrooms (1 en-suite, 2 with balconies) | Roof ...

Marketed from 9 May 2024 to 9 May 2024 by Bristol SU Lettings, Bristol



£3,500 pcm

3 bedroom terraced house

Portland View, Bishop Street, Bristol

+ Add to report

CURRENTLY ADVERTISED

all bills included | Available to students or young professionals | Bills included | Brand new in...

Marketed from 18 Jun 2024 by Hopewell, Bristol

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**

 Standard Tenancy Agreement In Place: **YES**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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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www.letproperty.co.uk

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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