

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Charles Street, Bristol, BS1

210123242

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





## Property Description

Our latest listing is in Charles Street, Bristol, BS1

Get instant cash flow of **£1,100** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,264** which would provide the investor a Gross Yield of **5.1%** 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 be a rewarding addition to an investor portfolio.**

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



Charles Street, Bristol, BS1

210123242



## Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 999

Current Rent: £1,100

Market Rent: £1,264

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £299,000.00 and borrowing of £224,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 299,000.00

25% Deposit	£74,750.00
SDLT Charge	£11,420
Legal Fees	£1,000.00
Total Investment	£87,170.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,264

Returns Based on Rental Income	£1,100	£1,264
Mortgage Payments on £224,250.00 @ 5%	£934.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£110.00	£126.40
<b>Total Monthly Costs</b>	<b>£1,059.38</b>	<b>£1,075.78</b>
<b>Monthly Net Income</b>	<b>£40.63</b>	<b>£188.23</b>
<b>Annual Net Income</b>	<b>£487.50</b>	<b>£2,258.70</b>
<b>Net Return</b>	<b>0.56%</b>	<b>2.59%</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 Adjusted To **-£269.30**

Net Return **-0.31%**

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

Annual Net Income Adjusted To **-£2,226.30**

Net Return **-2.55%**

# 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 £275,000.



£275,000

## 1 bedroom apartment for sale

+ Add to report

Kingsdown Parade, Kingsdown, Bristol, BS6

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 May 2024 to 21 May 2024 (5 days) by Howard, Bristol



£265,000

## 1 bedroom apartment for sale

+ Add to report

Clevedon Terrace, Cotham, Bristol, BS6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Apr 2024 by Howard, Bristol

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 1 bedroom apartment

+ Add to report

3 Surrey Street, Bristol, BS2

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2023 to 3 Sep 2023 (52 days) by Purplebricks, covering Bristol



£1,300 pcm

## 1 bedroom flat

+ Add to report

Fremantle Square, Cotham, Bristol






NO LONGER ADVERTISED

Marketed from 24 Aug 2023 to 29 Aug 2023 (5 days) by The Letting Game, Henleaze

# 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: **5 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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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.



**LETPROPERTY**