

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Compton Street, Bradford,  
BD4

210736459

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





## Property Description

Our latest listing is in Compton Street, Bradford, BD4

Get instant cash flow of **£500** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£821** which would provide the investor a Gross Yield of **7.8%** 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...



Compton Street,  
Bradford, BD4

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## Property Key Features

**3 bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £500**

**Market Rent: £821**

# Lounge



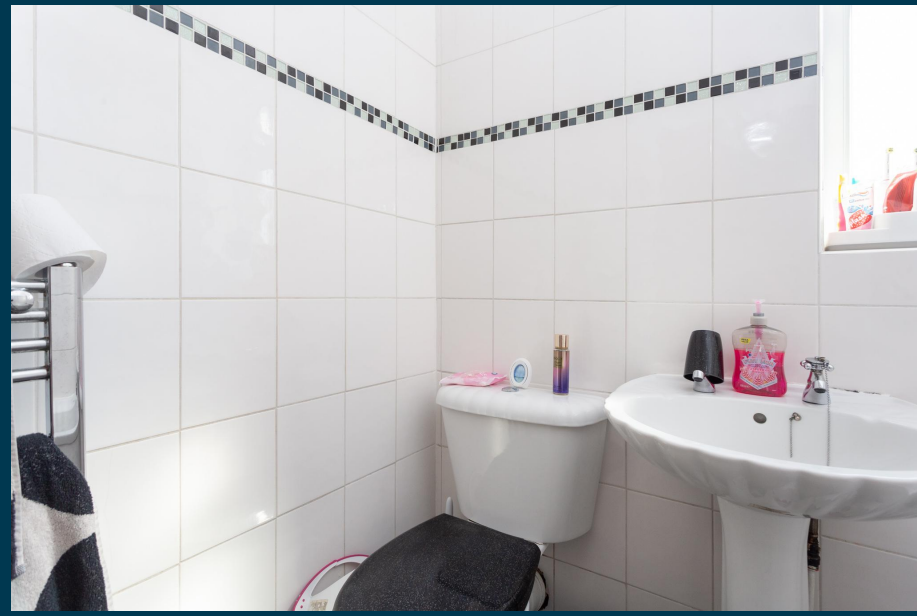
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

# 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 £500 per calendar month but the potential market rent is

£ 821

Returns Based on Rental Income	£500	£821
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£50.00	£82.10
<b>Total Monthly Costs</b>	<b>£461.88</b>	<b>£493.98</b>
<b>Monthly Net Income</b>	<b>£38.13</b>	<b>£327.03</b>
<b>Annual Net Income</b>	<b>£457.50</b>	<b>£3,924.30</b>
<b>Net Return</b>	<b>1.25%</b>	<b>10.73%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,282.30**  
Adjusted To

Net Return                      **6.24%**

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


Annual Net Income      **£2,019.30**  
Adjusted To

Net Return                      **5.52%**

# 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 £119,950.




**3 bedroom terraced house for sale** [+ Add to report](#)


Compton Street, Bradford

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 23 Oct 2023 to 31 Jan 2024 (99 days) by Coubrough Holmes, Bradford

THROUGH TERRACE, which we feel is likely to favour FIRST TIME BUYERS. The property provides THREE...

 Sold price history: [View](#)




**2 bedroom terraced house for sale** [+ Add to report](#)


Compton Street, Bradford

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 22 Jun 2023 to 22 Sep 2023 (92 days) by Coubrough Holmes, Bradford

Stone Mid-Terrace | Two Bedrooms | No Onward Chain | Excellent Motorway Links | Gas Central Heati...

 Sold price history: [View](#)

 Floor plan: [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom semi-detached house

+ Add to report

Burnham Avenue , Bradford, West Yorkshire, BD4 6JH

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2023 to 8 Jan 2024 (56 days) by Hunters, Bradford



£895 pcm

## 3 bedroom terraced house

+ Add to report

Corban Street, Bradford

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 May 2024 to 3 Jul 2024 (55 days) by Peter David Properties, Huddersfield

# 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: **5 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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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**