

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Meadow Street,  
Avonmouth, Bristol, BS11  
9AR

210484247

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





## Property Description

Our latest listing is in Meadow Street, Avonmouth, Bristol, BS11 9AR

Get instant cash flow of **£715** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£897** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**The property has long term tenants currently situated. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



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## Property Key Features

**1 bedroom**

**1 bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: £90.00**

**Ground Rent: TBC**

**Lease Length: 900**

**Current Rent: £715**

**Market Rent: £897**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £138,000 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

# Projected Investment Return



The monthly rent of this property is currently set at £715 per calendar month but the potential market rent is

£ 897



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	£715	£897
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	TBC	
Letting Fees	£71.54	£89.70
<b>Total Monthly Costs</b>	<b>£607.79</b>	<b>£625.95</b>
<b>Monthly Net Income</b>	<b>£107.61</b>	<b>£271.05</b>
<b>Annual Net Income</b>	<b>£1,291.32</b>	<b>£3,252.60</b>
<b>Net Return</b>	<b>3.26%</b>	<b>8.21%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,458.60**  
Adjusted To

Net Return                      **3.68%**

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

Annual Net Income      **£1,182.60**  
Adjusted To

Net Return                      **2.98%**

# 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 £137,000.



£137,000

## 1 bedroom flat for sale

+ Add to report

Avonmouth Road, Avonmouth

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Aug 2024 by Ocean, Shirehampton



£130,000

## 1 bedroom apartment for sale

+ Add to report

Meadow Street, Avonmouth, Bristol, BS11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Feb 2024 by CJ Hole, Southville



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,150 pcm**

## 1 bedroom flat

+ Add to report

Avonmouth, Bristol

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Aug 2024 to 23 Aug 2024 (22 days) by R&G Property Bristol, Bristol



**£1,100 pcm**

## 1 bedroom flat

+ Add to report

Selsdon House, Avonmouth






CURRENTLY ADVERTISED

Marketed from 23 Oct 2024 by haart, 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: **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**