

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Street, Bristol,
BS11

210484247

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadow Street, Bristol, BS11.

Get instant cash flow of **£775** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£897** which would provide the investor a Gross Yield of **9.0%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £90.00 per month

Ground Rent: TBC

Lease Length: 981 years

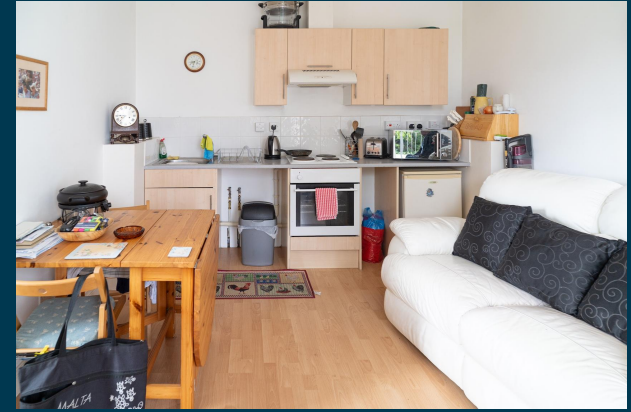
Current Rent: £775

Market Rent: £897

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 897

Returns Based on Rental Income	£775	£897
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	TBC	
Letting Fees	£77.50	£89.70
Total Monthly Costs	£557.50	£569.70
Monthly Net Income	£217.50	£327.30
Annual Net Income	£2,610.00	£3,927.60
Net Return	7.54%	11.35%

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 **£2,133.60**
Adjusted To

Net Return **6.17%**

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

Annual Net Income **£2,127.60**
Adjusted To

Net Return **6.15%**

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 C.J 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**

 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.



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