

LET PROPERTY PACK

INVESTMENT INFORMATION

Great Brier Leaze,
Patchway, Bristol, BS34
5FX

211477609

 www.letproperty.co.uk





Property Description

Our latest listing is in Great Brier Leaze, Patchway, Bristol, BS34 5FX

This property has a potential to rent for **£1,296** which would provide the investor a Gross Yield of **5.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Bristol, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 bedroom

1 bathroom

Easy Access to Local Amenities

Good Condition

Factor Fees: £70

Ground Rent: £360

Lease Length: 990

Market Rent: £1,296

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £299,000 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



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	£1,296
Mortgage Payments on £224,250.00 @ 5%	£934.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£70.00
Ground Rent	£30.00
Letting Fees	£129.60
Total Monthly Costs	£1,178.98
Monthly Net Income	£117.03
Annual Net Income	£1,404.30
Net Return	1.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,187.70**
Adjusted To

Net Return **-1.36%**

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

Annual Net Income **-£2,720.70**
Adjusted To

Net Return **-3.12%**

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.



2 bedroom flat for sale

[+ Add to report](#)

Gauting Road, Patchway, Bristol, Gloucestershire, BS34

NO LONGER ADVERTISED

Marketed from 13 May 2024 to 30 Aug 2024 (108 days) by Taylors Estate Agents, Bradley Stoke



2 bedroom coach house for sale

[+ Add to report](#)

Rialls Ground, Charlton Hayes, Bristol

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Dec 2023 to 12 Aug 2024 (251 days) by Ocean, Bradley Stoke

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

2 bedroom flat

+ Add to report

Brick Hill Way, Patchway, Bristol, BS34 5UY

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2024 to 15 Mar 2024 (9 days) by Accommodation.co.uk, covering National



£1,550 pcm

2 bedroom apartment

+ Add to report

Brick Hill Way, Patchway

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2024 to 25 Apr 2024 (2 days) by Romans, Clifton

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.

