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LET PROPERTY PACK

INVESTMENT INFORMATION

Brackendale, Bradford, BD10

216344552

(www.letproperty.co.uk





Property Description

Our latest listing is in Brackendale, Bradford, BD10

Get instant cash flow of £635 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £723 which would provide the investor a Gross Yield of 9.0% if the rent was increased to market rate.

With tenants 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...

LETPR®PERTY





Brackendale, Bradford, BD10

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2 bedrooms 1 bathroom Spacious Lounge Well Maintained Property

Property Key Features

Factor Fees: 80 PM Ground Rent: £300.00 PM Lease Length: 82 years Current Rent: £635 Market Rent: £723







Kitchen





Bedrooms





Bathroom







Exterior





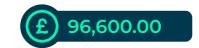
Initial Outlay





Figures based on assumed purchase price of £96,600.00 and borrowing of £72,450.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

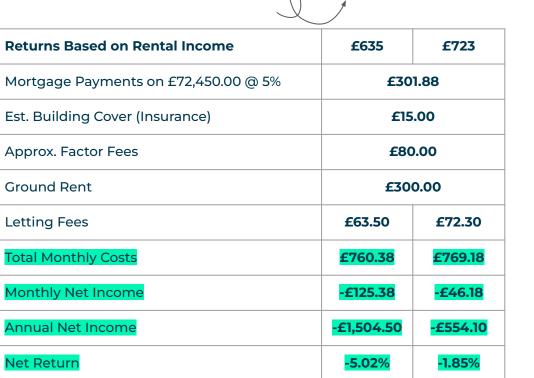


25% Deposit	£24,150.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£29,980.00

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 £635 per calendar month but the potential market rent is



Return Stress Test Analysis Report





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

Annual Net Income -£2,000.10 Adjusted To

Net Return

-6.67%

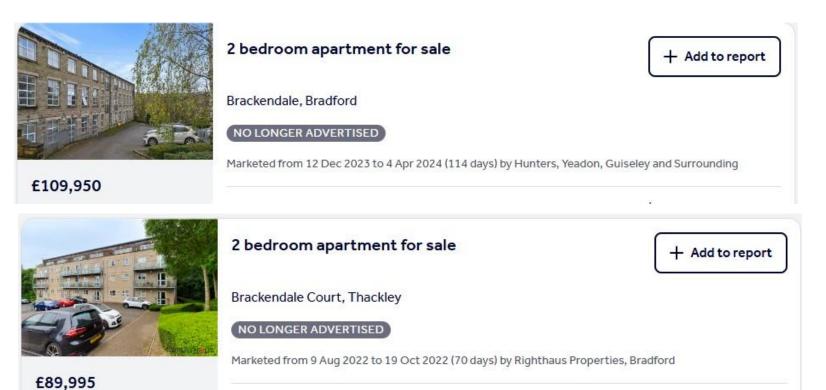
If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£1,596.90** Adjusted To

Net Return 5.33%

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 £109,950.



Rent Comparables Report

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





Leeds Road, Bradford, West Yorkshire, BD10

NO LONGER ADVERTISED

Marketed from 19 Jun 2023 to 28 Sep 2023 (100 days) by Virtue Estate Agents, Leeds

LET AGREED

£800 pcm



2	bedroom	flat
-	Dedroom	nau

Baildon, Bradford, BD17

NO LONGER ADVERTISED

Marketed from 16 Nov 2024 to 16 Nov 2024 by OpenRent, London



+ Add to report



£750 pcm

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

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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





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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.

