

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...



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BD10

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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: 80 PM

Ground Rent: £300.00 PM

Lease Length: 82 years

Current Rent: £635

Market Rent: £723

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 96,600.00

25% Deposit £24,150.00

SDLT Charge £4,830

Legal Fees £1,000.00

Total Investment £29,980.00

Projected Investment Return



The monthly rent of this property is currently set at £635 per calendar month but the potential market rent is

£ 723



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	£635	£723
Mortgage Payments on £72,450.00 @ 5%	£301.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	£300.00	
Letting Fees	£63.50	£72.30
Total Monthly Costs	£760.38	£769.18
Monthly Net Income	-£125.38	-£46.18
Annual Net Income	-£1,504.50	-£554.10
Net Return	-5.02%	-1.85%

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.



£109,950

2 bedroom apartment for sale

Brackendale, Bradford

NO LONGER ADVERTISED

Marketed from 12 Dec 2023 to 4 Apr 2024 (114 days) by Hunters, Yeadon, Guiseley and Surrounding

+ Add to report



£89,995

2 bedroom apartment for sale

Brackendale Court, Thackley

NO LONGER ADVERTISED

Marketed from 9 Aug 2022 to 19 Oct 2022 (70 days) by Righthaus Properties, Bradford

+ Add to report

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**.



£800 pcm

2 bedroom flat

Leeds Road, Bradford, West Yorkshire, BD10

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£750 pcm

2 bedroom flat

Baildon, Bradford, BD17

NO LONGER ADVERTISED

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

+ Add to report

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: 4 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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