

LET PROPERTY PACK

INVESTMENT INFORMATION

Boulevard View,
Whitchurch
Lane, Bristol, BS14 0TL

211655060

 www.letproperty.co.uk





Property Description

Our latest listing is in Boulevard View,
Whitchurch Lane, Bristol, BS14 0TL

Get instant cash flow of **£1,400** per calendar
month with a **8.84%** Gross Yield for investors.

**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 make for a rewarding
addition to an investors portfolio.**

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



Boulevard View,
Whitchurch
Lane, Bristol, BS14 0TL

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Property Key Features

2 Bedrooms

2 Bathrooms

Shared Private Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £42 pm

Lease Length: 250 years

Current Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 219,000.00

25% Deposit	£54,750.00
Stamp Duty ADS @ 8%	[Field - Stamp Duty ADS @ 8%]
LBTT Charge	[Field - LBTT Charge]
Legal Fees	£1,000.00
Total Investment	£68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,400 per calendar month but the potential market rent is



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	£1,400	£1,400
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£42.00	
Letting Fees	£140.00	£140.00
Total Monthly Costs	£881.38	£881.38
Monthly Net Income	£518.63	£518.63
Annual Net Income	£6,223.50	£6,223.50
Net Return	9.07%	9.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,423.50**
Adjusted To

Net Return **4.99%**

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

Annual Net Income **£3,442.50**
Adjusted To

Net Return **5.02%**

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 £224,950.



£224,950

2 bedroom apartment for sale

+ Add to report

William Jessop Way, Hartcliffe, Bristol, BS13 0EB

NO LONGER ADVERTISED

Marketed from 23 Dec 2023 to 6 Jan 2024 (14 days) by Keepmoat

Two-bedroom, two-bathroom apartment | 690 sq. ft. of living space | En suite to master bedroom | ...



£220,000

2 bedroom flat for sale

+ Add to report

Lime Tree House Hawkfield Rd, Bristol, BS13

CURRENTLY ADVERTISED

Marketed from 18 Jan 2025 by Purplebricks, covering Bristol

NO ONWARD CHAIN | Two DOUBLE Bedrooms | Family Bathroom Plus En-Suite | Allocated Parking Space | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom flat

+ Add to report

Mountain Ash House, Bristol, BS13

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 7 Oct 2024 (4 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2226426



£1,500 pcm

2 bedroom apartment

+ Add to report

William Jessop Way, Hartcliffe, Bristol

NO LONGER ADVERTISED

Marketed from 15 Oct 2024 to 23 Oct 2024 (7 days) by Connells Lettings, Southville

New build | Modern and spacious | Fantastic location | Allocated parking space (electric charg...

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: **Moved in within the last 2 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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Lane, Bristol, BS14 0TL

PROPERTY ID: 211655060

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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