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Mr Rajan Gupta

INVESTMENTS

Tuesday, 24 June 2025

Dear Mr R Gupta

Ref: Wesley House Chapel Lane Birstall – valuations for rentals / sales

Thank you for the opportunity to comment on the proposed conversion

Capital Values.

Given the location and demand patterns, the proposed Duplex Apartments will be unlikely to attract conventional buyers .

Any potential buyer /occupier would find it difficult to access funding.

RENTALS

There are a number of comparable developments particularly within the Central Bradford area and whilst they have attracted fairly strong and consistent rental demand subsequent sales have proved difficult and nominal Capital Values have slumped

With this background any sales will to investors be attracted by potential rental yields .
Given that this is a secondary site in a secondary location we would feel that the

Capital Values for the Studio Duplex would be Circa £65,000 (sixty five thousand pounds) with sluggish demand

1 bedroomed apartments would be more attractive to investors but Capital values would again be linked only to rental yields.

Capital value for 1 bedroomed apartment would be Circa £80,000 (eighty thousand pounds) again with potentially sluggish demand

Rental values

SALES

Rental values for Studio Duplex would be Circa £650.00p.c.m. £7,800p.a. and given the current strong rental market early rental occupation would be envisaged .

Rental values for 1 bedroom would be Circa £750.00 p.c.m £9,000.00 p.a. .

In order to retain strongest possible Capital Values it is imperative that strong and pro-active management is put in place as lax management ,particularly of common areas , mail etc will swiftly lead to increasing voids and a collapse in capital Values

This would result in a **G.D.V. of Circa £1.490 m** with a **G.R.I. of £176,400 p.a.**

If you wish to discuss this please contact the office.

Yours Faithfully

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