

*Take a seat, we'll take
care of everything.*



The Letting Shop

About us



The Letting Shop
has been letting and
managing properties in
Bristol, Gloucestershire,
Somerset and Wiltshire.
for over 25 years.

We've worked with
thousands of clients and
even manage properties
for some of the most
successful Estate Agents
in the region.

What we stand for

At The Letting Shop, we keep things simple: we look after people and their properties, properly. For over 25 years we've been helping landlords in Bristol, Gloucestershire, Somerset and Wiltshire, from first-timers to seasoned investors. Big or small, every landlord gets the same care, attention and straightforward advice.

We're professional but we're not corporate. We're a friendly team who pick up the phone when you call, talk in plain English, and actually call you back when we say we will. We take our work seriously — your property and peace of mind matter — but we don't take ourselves too seriously.



To
Let —

What that means for landlords

Letting can feel like a minefield of rules, paperwork and worry. **We make it easier.**

We'll treat your property as if it were our own, making sure everything's done properly, safely and with care.

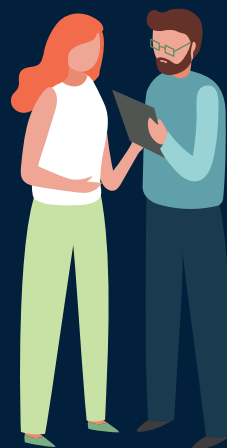
Whether you're an 'accidental landlord' with one flat or juggling a portfolio, you can relax knowing we're on top of it all — the regulations, the tenants, the rent, the lot.

Market offering



**Because first impressions count,
we don't cut corners on marketing.**

Proper photography, video tours, 24/7 online booking — the works. That means the right tenants, found faster, with less stress.



Packages

Our services

Refer to colour code for package inclusion

Included in package for additional fee

Full Management

With The Letting Shop's Full Management:

Zero tenant hassle

We handle everything with documented proof of correct practice.

Bulletproof compliance

Protection against all current and future regulations.

Great rents

Regular reviews ensure you never leave money on the table.

Complete legal cover

Unlock full rent and legal protection.

Your time back

Focus on living your life while we manage the details.

Higher returns

Our managed clients consistently outperform DIY landlords by 20–30%.

Self Managed + Rent Collect

Self Managed

● ● ●	Rental appraisal of the property
● ● ●	Full marketing & accompanied viewings
● ● ●	Tenant vetting & selection
● ● ●	Right to rent checks
● ● ●	Tenant referencing
● ● ●	• Employer & credit check
● ● ●	• Bank data & tenancy database checks
● ● ●	• CIFAS checks (National Fraud Database)
● ● ●	Full guarantor referencing (if applicable)
● ● ●	Ensure initial legal requirements met
● ● ●	Tenancy agreement
● ● ●	Collection of first month's rent & deposit
● ● ●	On-going monthly rent collection and transfer
● ● ●	Monthly statement of account
● ● ●	Placement of deposit in approved scheme
● ● ●	Buy to let advisory & investor service
● ● ●	Check-in new tenants to the property
● ● ●	Holding deposit in client account with CMP
● ● ●	Dedicated tenancy manager for the lifetime of the tenancy
● ● ●	Notify local authority and water company
● ● ●	Key holding
● ● ●	Interim inspection visits and reports
● ● ●	Supervision of repairs and maintenance work
● ● ●	Arranging safety inspections
● ● ●	Ensure tenancy complies to legal requirements
● ● ●	Updated compliance as legislation changes
● ● ●	On-going rent management
● ● ●	Annual statement summaries for tax returns
● ● ●	Access to private client webinars and training
● ● ●	Big discounts on other Letting Shop services



Individual services for additional fee

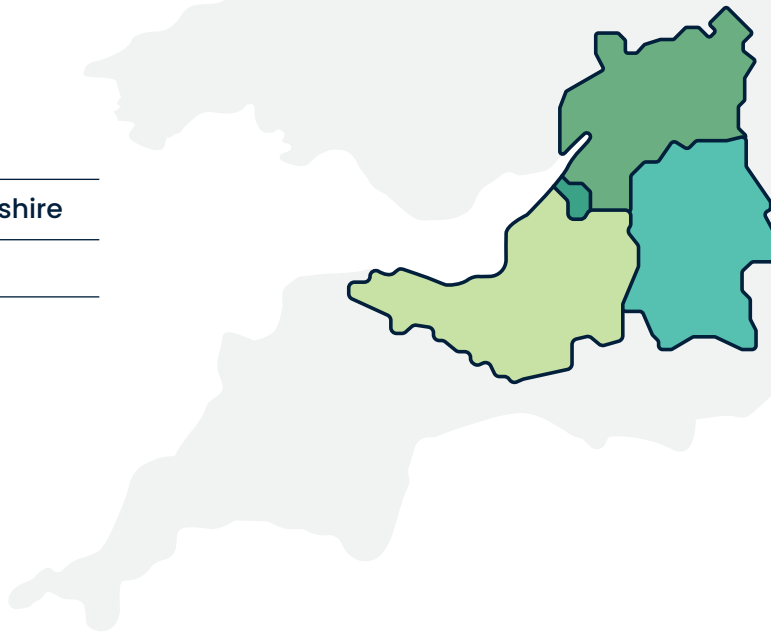
Inventory preparation
Gas safety certificate
Electrical installation condition report (EICR)
Energy performance certificate
Supply and install smoke or CO ² alarms
Rent and legal protection

Roadmap



Areas we cover

- Bristol
- Gloucestershire
- Somerset
- Wiltshire



What that means for tenants

We believe renting should be as straightforward as possible. Clear listings, quick viewings, honest communication and a friendly team to deal with along the way. No being left in the dark, no chasing. Just people who care and know what they're doing.

Why people choose us

Plenty of agents can tick the compliance boxes (and of course, we do too – we're fully regulated, insured, protected, and audited). But what really makes us different is how we treat people: approachable, accessible, professional without the pretence. It's why so many landlords stick with us year after year – and why even other estate agents trust us to manage their lettings.

- ✓ **25+ years local expertise**
- ✓ **Friendly, no-nonsense service**
- ✓ **Hassle-free property management**
- ✓ **Quality marketing that works**
- ✓ **Trusted by landlords and agents**

Peace of mind, guaranteed

- Fully regulated by UKALA
- Client Money Protection in place
- Registered with the ICO
- Member of The Property Redress Scheme

Just some of our great reviews...

As a newish landlord, I moved from my previous letting agency and couldn't be happier that I did. An amazingly helpful and responsive team.

Martin Hickey



Open, honest service. Promptly dealt with emails and phone calls. As first time landlords we are really impressed with their integrity.

John Humphries



Extremely helpful and nice agency. They answer promptly to all your concerns and guide you in the best way possible. Truly satisfied with my experience with them!

Areeba Amjad



Average customer rating:



based on 186 independently verified reviews provided by Google and Trustpilot. (As of October 2025)

The Letting Shop

lettingshop.com

Start your letting journey here.



Industry qualifications



See the latest on socials

