

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



The **Letting Shop**

# About us

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**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 —

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## 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.

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# Market offering

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**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.

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# Packages

## The VIP

### In addition to The Letting Shop's Tenancy Management:

**Zero tenant hassle**  
We handle everything with documented proof of correct practice.

**Free tenancy set up**  
If your tenant moves out within the first twelve months.

**Priority access**  
Exclusive access to our Property Acquisition (Investor List) & Off Market Sales services.

**Complete legal cover**  
Unlock full rent and legal protection. (Fees apply)

**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%.

## Tenancy Management

## Collect & Compliance

## Self Managed

# Our services

Refer to colour code for package inclusion

Included in package for additional fee

- ● ● ● Rental appraisal
- ● ● ● Marketing (including photography & floorplan)
- ● ● ● Accompanied viewings
- ● ● ● Weekly marketing updates
- ● ● ● Tenancy offer negotiation
- ● ● ● Tenant referencing
- ● ● ● • Employer & credit check
- ● ● ● • Bank data & tenancy database checks
- ● ● ● • CIFAS checks (National Fraud Database)
- ● ● ● Full guarantor referencing (if applicable)
- ● ● ● Drafting & service of initial legal requirements
- ● ● ● Tenancy agreement
- ● ● ● Collection of first month's rent & deposit
- ● ● ● Arranging key collection
- ● ● Ongoing monthly rent collection and transfer
- ● ● Monthly statement of account
- ● ● Dedicated tenancy manager for the lifetime of the tenancy
- ● ● Ongoing monitoring of legal requirements
- ● ● Rent arrears management
- ● ● Rent review
- ● ● Advise on notices
- ● Updating local authority & water supplier
- ● Key holding
- ● Supervision of general repairs and maintenance work
- ● Arranging safety inspections
- ● Monthly newsletter
- ● Access to client webinars & training
- ● Repairs completed up to pre-authorised limit
- ● Buy to let advisory & investor service
- ● Priority access to 'off market' purchasing
- ● Free reletting costs within 12 months
- ● Complete 'hands off' management
- ● Deposit administration & protection
- ● Yearly income & expenditure report



### Individual services for additional fee

- Safety compliance visit & report
- Mandatory annual digital tax return (NRL only)
- Mandatory quarterly digital tax returns (NRL only)
- Inventory, schedule of condition & check in
- Gas safety certificate
- Electrical installation condition report (EICR)
- Energy performance certificate (EPC)
- Rent & legal protection

# Landlord support services

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## Tenancy Health Check

Stay protected, compliant, and in control of your rental property with our Tenancy Health Check. This proactive service is designed to give landlords complete peace of mind by reviewing the key elements of your tenancy and identifying any potential risks before they become costly problems.

Our experienced team will assess your tenancy documentation, legal compliance, tenant communication, and property management practices to ensure everything is up to date and running smoothly. If any gaps or issues are identified, we'll provide clear guidance on the steps needed to put them right.

Whether you manage your property yourself or simply want reassurance that everything is in order, our Tenancy Health Check offers expert insight and practical support to help protect your investment and maintain a successful tenancy.



## Portfolio Restructure

We offer a specialist portfolio restructure service designed to help landlords review and optimise their property holdings. Whether you're looking to streamline management, improve yields, or reposition assets for long-term growth, our experienced team can provide strategic guidance and practical support to help you achieve your investment goals.

As the property market evolves, it's important that your portfolio works as efficiently as possible. Our portfolio restructure service provides landlords with expert advice on refining, rebalancing, or repositioning their property investments to maximise income, reduce risk, and support long-term growth.



## Project Management

Our expert project management service ensures your rental properties are upgraded efficiently and cost-effectively. From initial planning and contractor coordination to overseeing refurbishments and ensuring compliance with UK housing standards, we handle every detail. Let us renovate your property to attract higher quality tenants, reduce vacancy periods, and enhance rental yields – without the stress of managing it yourself.

Take the hassle out of property renovations. Our project management service handles everything – from planning and contractors to compliance – so your rental properties are refreshed quickly and efficiently. Attract better tenants, minimise empty periods, and boost your rental income, all without lifting a finger.

## Landlord Rescue Service

Being a landlord isn't always straightforward. Unexpected situations can arise, tenants may fall behind, properties can become difficult to manage, and what once felt like a solid investment can quickly turn into a source of stress.

We're here to offer a calm, practical solution when things feel overwhelming. Whether you're dealing with rent arrears, problem tenants, an empty property, or simply need a way out, we take the time to understand your situation and guide you through your options – clearly and without pressure.

Our approach is simple: we listen, we help, and we act quickly when you need us to. We can assist in finding a way forward that protects your finances, reduces stress, and helps you regain control – often much faster than traditional routes.

If you're feeling stuck or unsure what to do next, we're here to help you find a solution that works for you.

# Landlord support services



## Buy-to-Let Advisory Service

Considering your next purchase? We provide tailored, expert guidance on where to buy, what to buy, and how to maximise returns – helping landlords make confident, well-informed investment decisions.

From the best areas to the right property types, we guide landlords every step of the way to make smart, stress-free investment choices.



## Off Market Sales Service

Looking to sell your property without the uncertainty of the open market?

Our Off-Market Sales Service connects landlords with trusted, pre-qualified buyers actively seeking 'off-market' opportunities. Enjoy a smooth, discreet, and efficient sale – on your terms, with minimal disruption, no need to serve notice, no loss of rental income or estate agency fees.

To Let —



## Property Acquisition Service (Investor List)

Through our off-market network, we provide you access to high-quality, tenanted properties that are fully compliant and income-producing from day one — delivering a seamless and efficient experience without the hassle of buying via the traditional method.

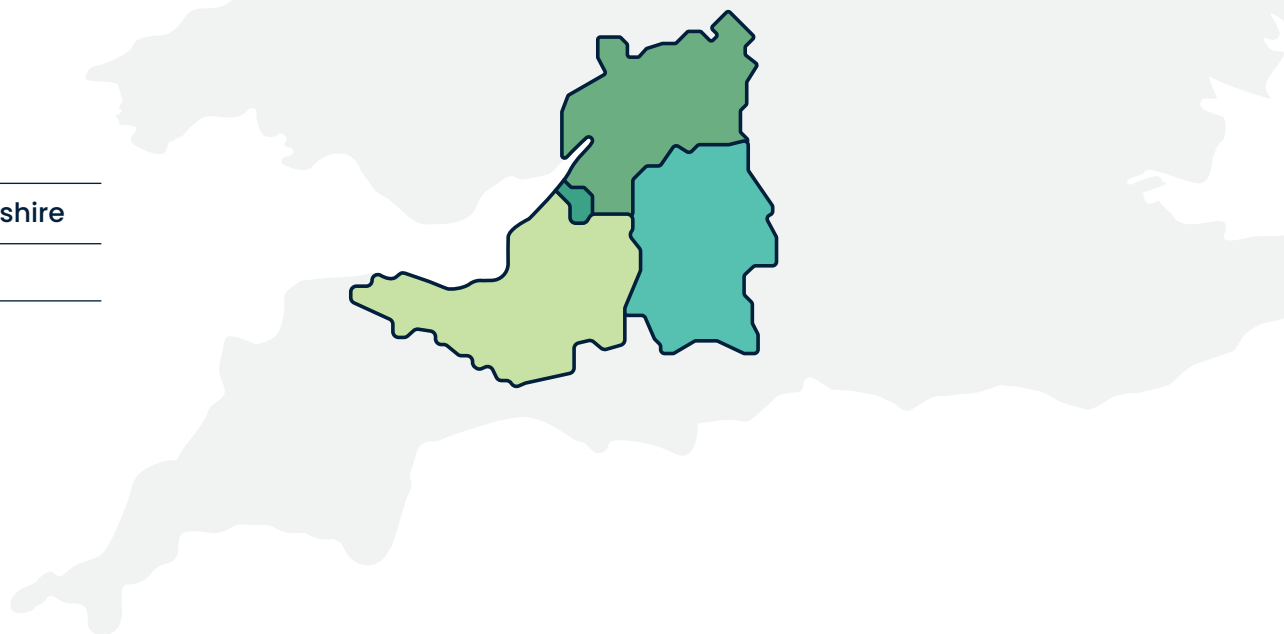


# Roadmap



# 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



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

John



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



Average customer rating:



based on 218 independently verified reviews provided by Google and Trustpilot. (As of April 2026)

# The Letting Shop

lettingshop.com

Start your letting journey here.



## Industry qualifications



## See the latest on socials

