

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Atlantic Wharf Cardiff,  
CF10 4HG

208489023

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Atlantic Wharf Cardiff, CF10 4HG

Get instant cash flow of **£950** per calendar month with a **5.8%** Gross Yield for investors.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



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## Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable  
amenities

Factor Fees: £125.00

Ground Rent: £125.00

Lease Length: 125

Current Rent: £950

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 196,000.00**

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | <b>£49,000.00</b> |
| SDLT Charge             | <b>£5,880</b>     |
| Legal Fees              | <b>£1,000.00</b>  |
| <b>Total Investment</b> | <b>£55,880.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month.



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.



|                                       |                 |
|---------------------------------------|-----------------|
| <b>Returns Based on Rental Income</b> | <b>£950</b>     |
| Mortgage Payments on £147,000.00 @ 5% | <b>£612.50</b>  |
| Est. Building Cover (Insurance)       | <b>£15.00</b>   |
| Approx. Factor Fees                   | <b>£125.00</b>  |
| Ground Rent                           | <b>£125.00</b>  |
| Letting Fees                          | <b>£95.00</b>   |
| <b>Total Monthly Costs</b>            | <b>£972.50</b>  |
| <b>Monthly Net Income</b>             | <b>-£22.50</b>  |
| <b>Annual Net Income</b>              | <b>-£270.00</b> |
| <b>Net Return</b>                     | <b>-0.48%</b>   |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£2,170.00**  
Adjusted To

Net Return                      **-3.88%**

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

Annual Net Income      **-£1,710.00**  
Adjusted To

Net Return                      **-3.06%**

# 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 £320,000.



£320,000

Floorplan

**2 bedroom apartment for sale**  
City Wharf, Atlantic Wharf, Cardiff Bay

+ Add to report

NO LONGER ADVERTISED

Must be viewed! | Spacious two double bedroom apartment | Superb position with water views | Balc...

SOLD PRICE HISTORY

|             |          |
|-------------|----------|
| 13 Aug 2021 | £290,000 |
| 7 Sep 2006  | £250,000 |
| 23 Aug 2004 | £246,746 |



£300,000

**2 bedroom flat for sale**  
City Wharf, Atlantic Wharf, Cardiff, Caerdydd, CF10

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Exclusive development of just 30 apartments | Located on 6th floor with balcony and stunning wate...

Marketed from 18 Mar 2020 to 5 Oct 2020 (200 days) by Taylors Estate Agents, Cardiff Bay

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,310 based on the analysis carried out by our letting team at **Let Property Management**.



£1,310 pcm

## 1 bedroom apartment

Copper Works Cardiff CF10

+ Add to report

NO LONGER ADVERTISED

No admin fees | Brand new furnished and unfurnished options available | Flexible long term tenanc...

Marketed from 24 Feb 2024 to 8 Mar 2024 (13 days) by Grainger, Copper Works



£1,275 pcm

## 1 bedroom apartment

The Copper Works Cardiff CF10

+ Add to report

NO LONGER ADVERTISED

No admin fees | Brand new furnished and unfurnished options available | Flexible long term tenanc...

Marketed from 26 Jun 2024 to 25 Jul 2024 (28 days) by Grainger, Copper Works

# 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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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.



**LETPROPERTY**