

LET PROPERTY PACK

INVESTMENT INFORMATION

Lansdowne Road, Deeside,
CH5

210312654

 www.letproperty.co.uk





Property Description

Our latest listing is in Lansdowne Road, Deeside, CH5

Get instant cash flow of **£750** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Lansdowne Road,
Deeside, CH5

210312654



Property Key Features

3 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
Stamp Duty ADS @ 6%	£10,800.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£57,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£750	£1,100
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£75.00	£110.00
Total Monthly Costs	£652.50	£687.50
Monthly Net Income	£97.50	£412.50
Annual Net Income	£1,170.00	£4,950.00
Net Return	2.03%	8.61%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,750.00**
Adjusted To

Net Return **4.78%**

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


Annual Net Income **£2,250.00**
Adjusted To

Net Return **3.91%**

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 £220,000.



3 bedroom semi-detached house for sale


Aspen Close, Connah's Quay, Deeside, Flintshire, CH5

NO LONGER ADVERTISED

Marketed from 2 Aug 2022 to 26 Aug 2022 (23 days) by Sold.co.uk, London


FREEHOLD Council Tax Band: C We are delighted to present to the market this well-presented, moder...

£210,000



[View floor plan](#)

[+ Add to report](#)



2 bedroom detached house for sale

Nant Road, Connah's Quay, Deeside, Flintshire, CH5 4AL

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Jan 2022 to 6 Jun 2022 (133 days) by Keystone Property & Mortgage Centre, Connah's Quay

Detached Bungalow | Two Bedrooms | Fully Renovated | Off Road Parking For Several Cars | Quiet Cu...

£210,000

[+ Add to report](#)

Sold price history:

28/04/2022	£227,000
06/09/2021	£137,500

EPC:


[View](#)

(Approx.) Sqft: **818 sq ft** Price (£) per sqft: **£256.71**

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£1,100** based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom detached house [+ Add to report](#)

Hamilton Road, Deeside, CH5

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Jul 2024 to 13 Aug 2024 (36 days) by Propeller. Thingwall

£1,100 pcm


Detached | Four Bedrooms | Utility Room | Ground Floor WC | Garden | Off Road Parking | Available...

Sold price history: [View](#)

16/02/2018	£135,000
25/05/2012	£159,950
04/11/2005	£45,000

EPC: [View](#)

(Approx.) Sqft: **1,227 sq ft** Price (£) per sqft: **£0.90**



3 bedroom semi-detached house [+ Add to report](#)

Bryn Road, Connah's Quay, Deeside, Flintshire, CH5 4UT

NO LONGER ADVERTISED

Marketed from 4 Apr 2024 to 7 May 2024 (33 days) by Keystone Property & Mortgage Centre. Connah's Quay

£1,100 pcm

Large Three Bedroom Semi Detached Property | Extension for Independent Living | Close to Schools ...

Sold price history: [View](#)

02/05/2003	£70,000
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EPC: [View](#)

(Approx.) Sqft: **1,345 sq ft** Price (£) per sqft: **£0.82**

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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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.



 www.letproperty.co.uk

Lansdowne Road, Deeside, CH5

PROPERTY ID: 12345678

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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