

LET PROPERTY PACK

INVESTMENT INFORMATION

Morrison Road, Port Talbot,
SA12 6TG

210225542

 www.letproperty.co.uk





Property Description

Our latest listing is in Morrison Road, Port Talbot, SA12 6TG

Get instant cash flow of **£750** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Port Talbot, it will make for a reliable long term investment for an investor.

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



Morrison Road, Port
Talbot, SA12 6TG

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Property Key Features

3 Bedroom

1 Bathroom

Spacious Backyard

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£40,200.00

Projected Investment Return



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

£ 850

Returns Based on Rental Income	£750	£850
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£85.00
Total Monthly Costs	£527.50	£537.50
Monthly Net Income	£222.50	£312.50
Annual Net Income	£2,670.00	£3,750.00
Net Return	6.64%	9.33%

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 **£2,050.00**
Adjusted To

Net Return **5.10%**

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


Annual Net Income **£1,650.00**
Adjusted To

Net Return **4.10%**

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 £155,000.



3 bedroom terraced house for sale


Southdown View, Port Talbot, Neath Port Talbot. SA12 7AG

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 30 Jul 2024 by Payton Jewell Caines, Port Talbot

Three bedroom mid terrace house | Two reception rooms/Conservatory | Modern fitted kitchen and ba...

£155,000

 [View floor plan](#)


Sold price history: [View](#)

10/01/2020	£100,000
28/09/2018	£109,000

EPC: [View](#)

(Approx.) Sqft: **872 sq ft** Price (£) per sqft: **£177.78**

[+ Add to report](#)



3 bedroom semi-detached house for sale

Pine Valley, Cwmavon, Port Talbot, SA12

NO LONGER ADVERTISED

Marketed from 16 Jul 2024 to 7 Oct 2024 (83 days) by Express Estate Agency, Nationwide

£155,000


Guide Price £155,000 - £160,000 | Three Bedroom Semi-Detached House | Ideal For Families & Firs

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



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

Dol Las, Baglan, Port Talbot, Neath Port Talbot. SA12 8YA

NO LONGER ADVERTISED **LET AGREED**

Marketed from 14 Mar 2023 to 5 May 2023 (51 days) by Peter Morgan, Neath

NEW TO THE MARKET!! | 3 Bed refurbished property | Kitchen Diner | Off road parking | Enclosed re...


£900 pcm

Sold price history: [View](#)

16/08/2019	£134,500
15/06/2006	£116,000

EPC: [View](#)

(Approx.) Sqft: **807 sq ft** Price (£) per sqft: **£1.11**



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

Maes-y-Cwrt Terrace, PORT TALBOT

NO LONGER ADVERTISED **LET AGREED**

Marketed from 23 Apr 2022 to 10 Jun 2022 (47 days) by Peter Alan, Neath

£900 pcm

Off Road Parking | Detached House | Three Bedrooms | EPC Rating: E


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.



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