

LET PROPERTY PACK

INVESTMENT INFORMATION

Alexandra Street, Shotton,
Deeside, CH5

211983607

 www.letproperty.co.uk





Property Description

Our latest listing is in Alexandra Street, Shotton, Deeside, CH5

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£775** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Alexandra Street, Shotton,
Deeside, CH5

211983607



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Patio and Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £600

Market Rent: £775

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000

25% Deposit	£30,000.00
SDLT Charge	3600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 775

Returns Based on Rental Income	£600	£775
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£77.50
Total Monthly Costs	£450.00	£467.50
Monthly Net Income	£150	£308
Annual Net Income	£1,800	£3,690
Net Return	5.20%	10.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,140**
Adjusted To

Net Return **6.18%**

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

Annual Net Income **£1,890**
Adjusted To

Net Return **5.46%**

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 £125,000.



£125,000

2 bedroom terraced house for sale

+ Add to report

Alexandra Street, Deeside CH5 1DL

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Aug 2023 to 17 Oct 2023 (67 days) by EweMove, Covering North West England



£100,000

2 bedroom terraced house for sale

+ Add to report

Alexandra Street, Shotton, Deeside, CH5

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Mar 2022 to 22 Jun 2022 (85 days) by The Big Estate Agency, Deeside

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom end of terrace house

Salisbury Street, Shotton, CH5

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2024 to 5 Apr 2024 (31 days) by The Big Estate Agency, Deeside

+ Add to report



£650 pcm

2 bedroom end of terrace house

Alexandra Street, Shotton, Flintshire

NO LONGER ADVERTISED

LET AGREED






Marketed from 6 Jul 2022 to 28 Jul 2022 (22 days) by William Gleave, Deeside

+ Add to report

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: **10 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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