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LET PROPERTY PACK

INVESTMENT INFORMATION

Miners Arms, Holywell, CH8 8JG

211975870

(www.letproperty.co.uk

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Property Description

Our latest listing is in Miners Arms, Rhes-Y-Cae, CH8 8JG

Get instant cash flow of £650 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £874 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

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Miners Arms, Holywell, CH8 8JG

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2 bedrooms 1 bathroom Good Condition Easy Access to Local Amenities

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Property Key Features

Factor Fees: TBC Ground Rent: £600 Lease Length: 978 Current Rent: £650 Market Rent: £874







Kitchen





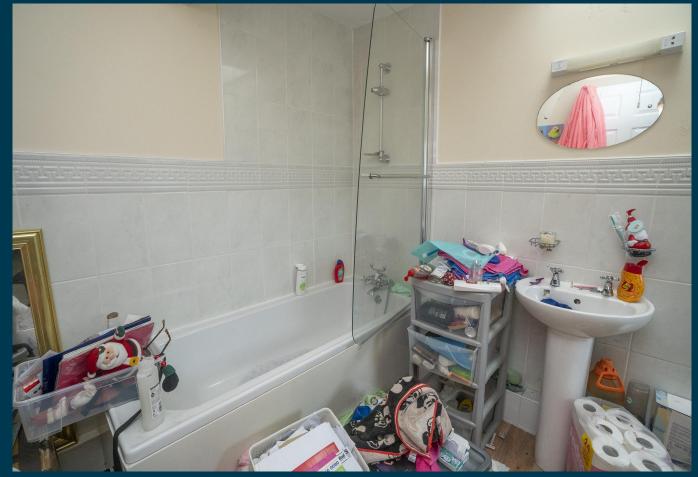
Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

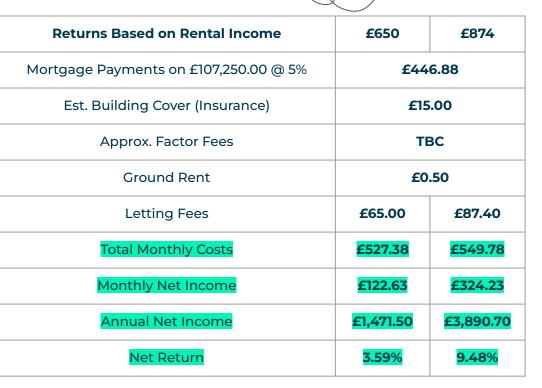


25% Deposit	£35,750.00
SDLT Charge	£4,290
Legal Fees	£1,000.00
Total Investment	£41,040.00

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 £650 per calendar month but the potential market rent is



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874

Return Stress Test Analysis Report





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

Annual Net Income **£2,142.70** Adjusted To

Net Return 5.22%

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

Annual Net Income **£1,751.70** Adjusted To

Net Return

4.27%

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 £160,000.

ME	2 bedroom flat for sale	+ Add to report
	Milner Road, Heswall, Wirral	
	NO LONGER ADVERTISED	
C1C0.000	Marketed from 14 Jul 2023 to 6 Apr 2024 (266 days) by Karl Tatler Estate Agen	ts, Heswall
£160,000	Virtual viewing tour 766 Sq ft approx Council tax band C First Floor apartme	ent Two Double

	2 bedroom flat for sale	+ Add to report
	Banks Road, West Kirby, Wirral, Merseyside, CH48	
Line	NO LONGER ADVERTISED	
£155,000	Marketed from 31 Jul 2023 to 13 Jan 2024 (165 days) by Clive Watkin, West Kirby	
	++TWO BEDROOM GROUND FLOOR FLAT++REQUIRES REFURBISHMENT++PRIV ROAD PARKING++NO CHA	/ATE GARDEN++OFF

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.





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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

