

LET PROPERTY PACK

INVESTMENT INFORMATION

Miners Arms, Holywell,
CH8 8JG

211975870

 www.letproperty.co.uk





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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Property Key Features

2 bedrooms

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £600

Lease Length: 978

Current Rent: £650

Market Rent: £874

Lounge



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

£ 143,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 874



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.



Returns Based on Rental Income	£650	£874
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.50	
Letting Fees	£65.00	£87.40
Total Monthly Costs	£527.38	£549.78
Monthly Net Income	£122.63	£324.23
Annual Net Income	£1,471.50	£3,890.70
Net Return	3.59%	9.48%

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.



£160,000

2 bedroom flat for sale

+ Add to report

Milner Road, Heswall, Wirral

NO LONGER ADVERTISED

Marketed from 14 Jul 2023 to 6 Apr 2024 (266 days) by Karl Tatler Estate Agents, Heswall

Virtual viewing tour | 766 Sq ft approx | Council tax band C | First Floor apartment | Two Double...



£155,000

2 bedroom flat for sale

+ Add to report

Banks Road, West Kirby, Wirral, Merseyside, CH48

NO LONGER ADVERTISED

Marketed from 31 Jul 2023 to 13 Jan 2024 (165 days) by Clive Watkin, West Kirby

++TWO BEDROOM GROUND FLOOR FLAT++REQUIRES REFURBISHMENT++PRIVATE GARDEN++OFF ROAD PARKING++NO CHA...

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**.



2 bedroom flat + Add to report

Stoneway Court, Heswall

NO LONGER ADVERTISED **LET AGREED**

Marketed from 30 Nov 2023 to 22 Jan 2024 (53 days) by Clive Watkin Lettings, Neston

£895 pcm

GFF | Private entrance & parking | Two bedrooms | Bathroom & En suite | Central town location | K...



2 bedroom flat + Add to report

Church Road, West Kirby, Wirral, CH48

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 12 Aug 2024 (3 days) by OpenRent, London






£875 pcm

No Agent Fees | Students Can Enquire | Property Reference Number: 974003

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: **5 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.

