

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wian Street, Holyhead,  
LL65 2NG

213307171

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Wian Street, Holyhead, LL65 2NG

Get instant cash flow of **£578** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

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

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



Wian Street, Holyhead,  
LL65 2NG

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Room**

**Well Maintained**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £578**

**Market Rent: £900**

# 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
<b>Total Investment</b>	<b>£41,040.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £578 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£578	£900
Mortgage Payments on £107,250.00 @ 5%	<b>£446.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£57.80</b>	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£519.68</b>	<b>£551.88</b>
<b>Monthly Net Income</b>	<b>£58.33</b>	<b>£348.13</b>
<b>Annual Net Income</b>	<b>£699.90</b>	<b>£4,177.50</b>
<b>Net Return</b>	<b>1.71%</b>	<b>10.18%</b>

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      **£2,377.50**  
Adjusted To

Net Return                      **5.79%**

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


Annual Net Income      **£2,032.50**  
Adjusted To

Net Return                      **4.95%**

# 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 £150,000.



**3 bedroom terraced house for sale** [+ Add to report](#)


Kings Road, Holyhead

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 20 Jul 2023 to 29 Sep 2023 (71 days) by Burnells, Holyhead

2 RECEPTION ROOMS | RECENTLY INSTALLED FITTED KITCHEN & G/FLR W.C. | 3 BEDROOMS & LOFT ROOM (pote...

£150,000




[View floor plans](#)

**Sold price history:** [View](#)

29/09/2023	£150,000
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**EPC:** [View](#)

(Approx.) Sqft: **1,378 sq ft** Price (£) per sqft: **£108.87**



**3 bedroom terraced house for sale** [+ Add to report](#)

Ffordd Hirnos, Holyhead

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 18 Mar 2022 to 22 Jul 2022 (126 days) by Burnells, Holyhead


2 RECEPTION ROOMS | ATTRACTIVE FITTED KITCHEN/DINER & UTILITY | 3 BEDROOMS | IMPRESSIVE

£150,000

# 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**.



£900 pcm

### 3 bedroom terraced house

Snowdon Street, Caernarfon

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 12 Jun 2024 to 11 Jul 2024 (29 days) by Beresford Adams Lettings, Bangor


Available Now! | Spacious Three Bedroom Property | Sought After Location | Offered Unfurnished | ...

**Sold price history:** [View](#)

05/04/2024	£140,000
19/11/2004	£98,000

**EPC:** [View](#)

(Approx.) Sqft: **829 sq ft** Price (£) per sqft: **£1.09**



£900 pcm

### 3 bedroom end of terrace house

Minffordd Road, Caergeiliog, Holyhead, LL65

**NO LONGER ADVERTISED**

Marketed from 4 Jun 2024 to 14 Jun 2024 (9 days) by OpenRent, London

No Agent Fees | Property Reference Number: 644476

# 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.



**LETPROPERTY**