

LET PROPERTY PACK

INVESTMENT INFORMATION

Longford Terrace,
Holyheads, LL65 1TY

213307241

 www.letproperty.co.uk





Property Description

Our latest listing is in 3 Longford Terrace, Holyheads, LL65 1TY

Get instant cash flow of **£630** per calendar month with a **5.3%** 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 holyheads, it will make for a reliable long term investment for an investor.

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



3 Longford Terrace,
Holyheads, LL65 1TY

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £630

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
Total Investment	£41,040.00

Projected Investment Return



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£630	£900
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£63.00	£90.00
Total Monthly Costs	£524.88	£551.88
Monthly Net Income	£105.13	£348.13
Annual Net Income	£1,261.50	£4,177.50
Net Return	3.07%	10.18%

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 semi-detached house for sale

+ Add to report

Baptist Street, Penygroes, Caernarfon, Gwynedd, LL54

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 15 Jul 2024 by Dafydd Hardy, Caernarfon


Semi Detached Family Home | Tastefully Presented Throughout | Close Proximity To Village Centre | ...

EPC: [View](#)

(Approx.) Sqft: **797 sq ft** Price (£) per sqft: **£188.32**

[View floor plan](#)

£150,000



3 bedroom semi-detached house for sale

+ Add to report

Clwt-y-Bont, Caernarfon, Gwynedd, LL55

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 5 Jun 2024 by Dafydd Hardy, Caernarfon


Traditional Double Fronted Semi Detached Home | Rural Village Location | Large Lounge Area | Gene...

£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 semi-detached house + Add to report

Well Street, Llanberis

NO LONGER ADVERTISED **LET AGREED**

Marketed from 23 Oct 2024 to 28 Nov 2024 (36 days) by Beresford Adams Lettings, Bangor


Available Now! | Three Bedroom | Popular Location | Rear Yard Area | Recently Decorated | EPC E |...

Sold price history: View

07/01/2013	£130,000
13/10/2009	£40,000

EPC: View

(Approx.) Sqft: **883 sq ft** Price (£) per sqft: **£1.02**



£900 pcm

3 bedroom semi-detached house + Add to report

Llys Idris, Llanrug, Caernarfon, LL55

NO LONGER ADVERTISED

Marketed from 21 Oct 2024 to 22 Oct 2024 (1 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2247923

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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