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LET PROPERTY PACK

INVESTMENT INFORMATION

Black Bridge, Holyhead, LL65 2BU

213307205

www.letproperty.co.uk



Property Description

Our latest listing is in Black Bridge, Holyhead, LL65 2BU

Get instant cash flow of £555 per calendar month with a 4.5% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 7.2% 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...







Black Bridge, Holyhead, LL65 2BU

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2 Bedrooms 1 Bathroom Spacious Room Well Maintained

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £555 Market Rent: £900

Property Key Features

Exterior





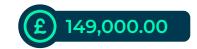
Initial Outlay





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

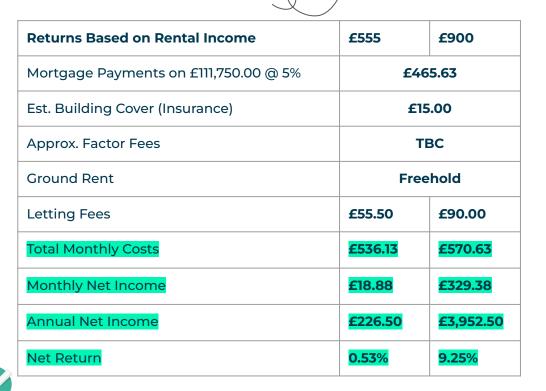


25% Deposit	£37,250.00
SDLT Charge	£4,470
Legal Fees	£1,000.00
Total Investment	£42,720.00

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 £555 per calendar month but the potential market rent is



LETORUPER

900

Return Stress Test Analysis Report





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

Annual Net Income **£2,152.50** Adjusted To

Net Return 5.04%

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

Annual Net Income **£1,717.50** Adjusted To

Net Return

4.02%

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.

The	2 bedroom semi-detached house for sale	+ Add to report	
	Bryntirion, Bethesda, Bangor, LL57	- 27	
	NO LONGER ADVERTISED SOLD STC		
£150,000	Marketed from 23 Jan 2023 to 6 Sep 2023 (225 days) by IWJ Property Group, Powered by eXp UK, covering North Wales		
	PROPERTY IWJ0179 SEMI DETACHED HOME LIVING ROOM / DINING ROOM 2 X DOUBLE BEDROOMS PRIVATE		
	Sold price history:	View	
	17/08/2023	£125,000	
	Q EPC:	View	
View floor plans	(Approx.) Sqft: 527 sq ft Price (£) per sqft: £284.40		
	2 bedroom semi-detached house for sale	+ Add to report	
	High Street, Penmaenmawr		
	NO LONGER ADVERTISED SOLD STC		
£150,000	Marketed from 5 Oct 2022 to 27 Jan 2023 (113 days) by Fletcher & Poole, Con	wy	
130,000	TWO BEDROOM QUADRANT STYLE HOME REFURBISHED TO A HIGH STAN	IDARD ENJOYS SUPERB	
(1000)	VIEWS OF THE SEA		

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**.

	2 bedroom semi-detached house	+ Add to report	
	Top Llan Road, Glan Conwy, Conwy, LL28		
	NO LONGER ADVERTISED LET AGREED		
£900 pcm	Marketed from 20 Oct 2023 to 4 Dec 2023 (45 days) by Anthony Flint, Llandudno UNDER OFFER APPLICATION MADE SEMI DETACHED 2 BEDROOM HOUSE ADDITIONAL ATTIC ROOM GAS CENTRA		
1.000 point			
	Sold price history:	View	
	28/04/2000	£49,575	
	Q EPC:	View	
	(Approx.) Sqft: 1,076 sq ft Price (£) per sqft: £0.84		
	2 bedroom semi-detached house	+ Add to report	
	Chapelfield, Deganwy, LL319BF		
	NO LONGER ADVERTISED LET AGREED		
£900 pcm	Marketed from 6 Jul 2023 to 31 Jul 2023 (25 days) by Beresford Adams Lettings, Llandudno Lovely quiet residential area Built circa 1998 Parking for two cars Rear garden with Pergol		



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: **Moved in** within the last 2 years

Payment history: On time for length of tenancy



Interested in this property investment?

Call us on 0141 478 0985

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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.

