

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...



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LL65 2BU

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £555

Market Rent: £900

Exterior





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

£ 149,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £555 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£555	£900
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.50	£90.00
Total Monthly Costs	£536.13	£570.63
Monthly Net Income	£18.88	£329.38
Annual Net Income	£226.50	£3,952.50
Net Return	0.53%	9.25%

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 **£2,152.50**
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.



2 bedroom semi-detached house for sale

Bryntirion, Bethesda, Bangor, LL57

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Jan 2023 to 6 Sep 2023 (225 days) by IWJ Property Group, Powered by eXp UK, covering North Wales

£150,000

PROPERTY IWJ0179 | SEMI DETACHED HOME | LIVING ROOM / DINING ROOM | 2 X DOUBLE BEDROOMS | PRIVATE...

Sold price history: [View](#)


17/08/2023	£125,000
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EPC: [View](#)

(Approx.) Sqft: 527 sq ft Price (£) per sqft: £284.40

[View floor plans](#)

[+ Add to report](#)



2 bedroom semi-detached house for sale

High Street, Penmaenmawr

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Oct 2022 to 27 Jan 2023 (113 days) by Fletcher & Poole, Conwy

£150,000


TWO BEDROOM QUADRANT STYLE HOME | REFURBISHED TO A HIGH STANDARD | ENJOYS SUPERB VIEWS OF THE SEA...

[+ Add to report](#)

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**

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...

 Sold price history: [View](#)

28/04/2000 £49,575

 EPC: [View](#)

(Approx.) Sqft: **1,076 sq ft** Price (£) per sqft: **£0.84**



2 bedroom semi-detached house [+ Add to report](#)

Chapelfield, Deganwy, LL31 9BF

NO LONGER ADVERTISED **LET AGREED**

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...


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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