

LET PROPERTY PACK

INVESTMENT INFORMATION

Water Street, Holyhead,
LL65 1ED

213307259

 www.letproperty.co.uk





Property Description

Our latest listing is in Water Street, Holyhead, LL65 1ED

Get instant cash flow of **£500** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **17.1%** 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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Property Key Features

1 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit	£15,750.00
SDLT Charge	£1,890
Legal Fees	£1,000.00
Total Investment	£18,640.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 900



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	£500	£900
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£90.00
Total Monthly Costs	£261.88	£301.88
Monthly Net Income	£238.13	£598.13
Annual Net Income	£2,857.50	£7,177.50
Net Return	15.33%	38.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,377.50**
Adjusted To

Net Return **28.85%**

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


Annual Net Income **£6,232.50**
Adjusted To

Net Return **33.44%**

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.



1 bedroom apartment for sale + Add to report


1-bed Apartment - Rhosneigr

CURRENTLY ADVERTISED

Marketed from 29 Aug 2024 by Residential Estates, Chester

£150,000

Popular Location | Ideal for short term holiday lets | • Excellent buy to let opportunity or owne...



1 bedroom flat for sale + Add to report

High Street, Cemaes Bay


NO LONGER ADVERTISED

Marketed from 3 May 2022 to 1 Jul 2022 (59 days) by Mon Properties, Amlwch

£150,000

Excellent Investment Opportunity Or Possible Re-development | 1 Bed First Floor Flat & A Ground F...


FIRST FLOOR
App. 45.6sq metres (121.7sq ft)



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**.



1 bedroom apartment [+ Add to report](#)


Mount Pleasant Terrace, Bangor, Gwynedd, LL57

NO LONGER ADVERTISED **LET AGREED**

Marketed from 14 Nov 2023 to 11 Jan 2024 (57 days) by Dafydd Hardy, Bangor

£900 pcm

Ground Floor 1 Bed Apartment | No Tenant Fee's or Summer Retainers | Electric, Internet, and Wate...



1 bedroom apartment [+ Add to report](#)


Tabernacle Chapel, Garth Road, Bangor, LL57

NO LONGER ADVERTISED **LET AGREED**

Marketed from 31 Oct 2023 to 3 Apr 2024 (154 days) by Dafydd Hardy, Bangor

£900 pcm

One Double Bed Student Apartment Set Within A Grade II Listed Former Chapel | Allocated parking t...



Sold price history: [View](#)

30/04/2013 £60,000

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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