

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Llangefni,  
LL77 7LT

213307235

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





## Property Description

Our latest listing is in High Street, Llangefni, LL77 7LT

Get instant cash flow of **£450** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Llangefni, 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

**3 Bedrooms**

**1 Bathroom**

**Spacious Room**

**Well Maintained**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£33,200.00</b>

# 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 £450 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450	£600
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£60.00
<b>Total Monthly Costs</b>	<b>£419.38</b>	<b>£434.38</b>
<b>Monthly Net Income</b>	<b>£30.63</b>	<b>£165.63</b>
<b>Annual Net Income</b>	<b>£367.50</b>	<b>£1,987.50</b>
<b>Net Return</b>	<b>1.11%</b>	<b>5.99%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£787.50**  
Adjusted To

Net Return                      **2.37%**

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

Annual Net Income      **£262.50**  
Adjusted To

Net Return                      **0.79%**

# 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 £120,000.



£120,000

## 3 bedroom flat for sale

+ Add to report

High Street, Blaenau Ffestiniog

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Oct 2021 to 1 Jul 2022 (265 days) by Tom Parry & Co, Blaenau Ffestiniog

2 shops and spacious flat above | Occupying a prominent position on the High Street in the centre...



£120,000

## 3 bedroom flat for sale

+ Add to report

Deganwy Avenue, Llandudno, Conwy, LL30

NO LONGER ADVERTISED SOLD STC


Marketed from 4 Jun 2021 to 22 Jul 2022 (413 days) by Beresford Adams, Llandudno

Three Bedroom First Floor Flat | En-Suite And Bathroom | Central & Popular Location | Lounge/Dine...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



**3 bedroom apartment** [+ Add to report](#)

Pool Street, Caernarfon, Gwynedd, LL55


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

Marketed from 2 Feb 2023 to 3 Mar 2023 (29 days) by Dafydd Hardy, Caernarfon

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Three Bedroom Flat | Caernarfon High St | Recent Renovation | Well Presented | Unfurnished | Not ...

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 EPC: [View](#)

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(Approx.) Sqft: **1,378 sq ft** Price (£) per sqft: **£0.44**



**3 bedroom maisonette** [+ Add to report](#)

Embankment Road, Pwllheli, LL53

**NO LONGER ADVERTISED**

Marketed from 13 Sep 2021 to 14 Dec 2021 (92 days) by OpenRent, London

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No Agent Fees | Property Reference Number: 1211052

# 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**

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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.



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