

LET PROPERTY PACK

INVESTMENT INFORMATION

Water Street, Holyhead,
LL65 1ED

213307246

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£350** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Holyhead, 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: £350

Market Rent: £600

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 £350 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£350	£600
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£35.00	£60.00
Total Monthly Costs	£246.88	£271.88
Monthly Net Income	£103.13	£328.13
Annual Net Income	£1,237.50	£3,937.50
Net Return	6.64%	21.12%

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 **£2,737.50**
Adjusted To

Net Return **14.69%**

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


Annual Net Income **£2,992.50**
Adjusted To

Net Return **16.05%**

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 £70,000.



1 bedroom apartment for sale + Add to report


Fernbrook Road, Penmaenmawr, Conwy, LL34

NO LONGER ADVERTISED **SOLD STC**


Marketed from 19 Apr 2024 to 7 Nov 2024 (202 days) by Dafydd Hardy, Llandudno

Well-Presented First Floor Apartment | 1 Double Bedroom & Family Bathroom | Amazing Sea & Coastli...

£70,000



[View floor plan](#)



1 bedroom flat for sale + Add to report

Conway Road, Colwyn Bay, Conwy, LL29

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Mar 2024 to 21 Nov 2024 (236 days) by Beresford Adams, Colwyn Bay


No Chain | Council Tax Band B | Well Presented Ground Floor Apartment | West End of Colwyn Bay | ...

£70,000

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**.



1 bedroom flat

+ Add to report

Yenton, Lanfairfechan, LL33 0BY


NO LONGER ADVERTISED **LET AGREED**

Marketed from 25 Oct 2024 to 2 Nov 2024 (8 days) by Beresford Adams Lettings, Llandudno

One bedroom | Brand new kitchen installed | Water rates inclusive in the rent | Electric heating ...

📍 EPC: [View](#)

(Approx.) Sqft: **603 sq ft** Price (£) per sqft: **£1.00**



1 bedroom apartment

+ Add to report

Ffordd Y Ffynnon, Bangor, Gwynedd, LL57


NO LONGER ADVERTISED **LET AGREED**

Marketed from 21 Oct 2024 to 8 Jan 2025 (78 days) by Dafydd Hardy, Bangor

Studio Apartment & Full En-Suite | City Centre Location Close To The University | Electric, Inter...

📍 EPC: [View](#)

(Approx.) Sqft: **172 sq ft** Price (£) per sqft: **£3.48**



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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