

# LET PROPERTY PACK

## INVESTMENT INFORMATION

London Road, Holyhead,  
Anglesey, LL65 2NH

213307268

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





## Property Description

Our latest listing is in London Road, Holyhead, Anglesey, LL65 2NH

Get instant cash flow of **£475** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Well-Maintained Property

Factor Fees: £5.83 PM

Ground Rent: TBC

Lease Length: 990 years

Current Rent: £475

Market Rent: £600

# Lounge and Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00



# Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 600



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	£475	£600
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£5.83	
Ground Rent	TBC	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£337.08	£349.58
Monthly Net Income	£137.92	£250.42
Annual Net Income	£1,655.04	£3,005.04
Net Return	6.18%	11.21%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,805.04**  
Adjusted To

Net Return                      **6.74%**

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


Annual Net Income      **£1,715.04**  
Adjusted To

Net Return                      **6.40%**

# 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 £90,000.




**1 bedroom flat for sale** [+ Add to report](#)

South Place, Rhos on Sea, Colwyn Bay, Conwy, LL28

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 1 Nov 2024 by Beresford Adams, Colwyn Bay

Well Presented Flat – No Ongoing Chain | One Bedroom First Floor Flat | Ready To Walk In To | Gas...


  
[View floor plan](#)

**Sold price history:** [View](#)

21/05/2002	£33,750
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**EPC:** [View](#)

(Approx.) Sqft: **570 sq ft** Price (£) per sqft: **£157.76**



**1 bedroom retirement property for sale** [+ Add to report](#)

Gloddaeth Avenue, Llandudno

**NO LONGER ADVERTISED** **SOLD STC**




Marketed from 25 Jun 2024 to 30 Dec 2024 (188 days) by Bryan Davies + Associates, Llandudno

RETIREMENT COMPLEX | VIEWS TO THE GREAT ORME | SINGLE CAR GARAGE | NO PETS

# 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**.

 £600 pcm	<h3>1 bedroom flat</h3> <p>Yenton, Lanfairfechan, LL33 0BY</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 25 Oct 2024 to 2 Nov 2024 (8 days) by Beresford Adams Lettings, Llandudno</p> <p>One bedroom   Brand new kitchen installed   Water rates inclusive in the rent   Electric heating ...</p> <p> EPC: <a href="#">View</a></p> <p>(Approx.) Sqft: <b>603 sq ft</b>      Price (£) per sqft: <b>£1.00</b></p>
 £600 pcm	<h3>1 bedroom apartment</h3> <p>Ffordd Y Ffynnon, Bangor, Gwynedd, LL57</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 21 Oct 2024 to 8 Jan 2025 (78 days) by Dafydd Hardy, Bangor</p>



# 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.



**LETPROPERTY**