

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Forge Lane Blaina,  
Abertillery, NP13

206140605

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





## Property Description

Our latest listing is in Forge Lane Blaina, Abertillery, NP13

Get instant cash flow of **£390** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£509** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

**With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.**

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



Forge Lane Blaina,  
Abertillery, NP13

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Ground Rent: £1.00**

**Lease Length: 900 Years**

**Current Rent: £390**

**Market Rent: £509**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£2,100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£20,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

£ 509

Returns Based on Rental Income	£390	£509
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Ground Rent	£1.00	
Letting Fees	£39.00	£50.90
<b>Total Monthly Costs</b>	<b>£273.75</b>	<b>£285.65</b>
<b>Monthly Net Income</b>	<b>£116.25</b>	<b>£223.35</b>
<b>Annual Net Income</b>	<b>£1,395.00</b>	<b>£2,680.20</b>
<b>Net Return</b>	<b>6.77%</b>	<b>13.01%</b>

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      **£1,662.20**  
Adjusted To

Net Return                      **8.07%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£1,642.20**  
Adjusted To

Net Return                      **7.97%**

# 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.



**3 bedroom end of terrace house for sale**  
East Pentwyn, Blaina

NO LONGER ADVERTISED **SOLD STC**

End of Terrace Home | Three Bedrooms | Two Reception Rooms | Open Plan Kitchen/ Diner | 1st Fl Sh...

**£90,000**

SOLD PRICE HISTORY

28 Oct 2021	£87,000
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+ Add to report



**1 bedroom cottage for sale**  
Mount Pleasant, Blaina

NO LONGER ADVERTISED **SOLD STC**

Terraced Cottage | Stone Fronted | Two Reception Rooms | One Bedroom | Additional 1st Fl Room | F...

**£70,000**

SOLD PRICE HISTORY

13 Aug 2021	£65,000
20 Mar 2020	£45,000

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £509 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

## 2 bedroom terraced house

Parsons Row

+ Add to report

NO LONGER ADVERTISED LET AGREED

Two Bedroom House | Available With Deposit Free Option | Available Now | Unfurnished

### SOLD PRICE HISTORY

10 Dec 2021	£77,000
22 Dec 2005	£39,500

Marketed from 11 Dec 2021 to 28 Jan 2022 (47 days) by Darlows, Merthyr Tydfil



£495 pcm

## 2 bedroom terraced house

Victoria Street, Blaenau Gwent, NP13

+ Add to report

NO LONGER ADVERTISED LET AGREED






Bidmead Cook frythomas are pleased to rent this well presented two bedroom property for rent. The...

Marketed from 9 Aug 2021 to 19 Aug 2021 (10 days) by Bidmead Cook & Fry Thomas, Brynmawr

# 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**
-  Current term of tenancy: **5 Years +**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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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