

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clwyd Street, Ruthin, LL15  
1HF

209624184

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





## Property Description

Our latest listing is in Clwyd Street, Ruthin, LL15 1HF

Get instant cash flow of **£4,290** per calendar month with a **12.8%** Gross Yield for investors.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**Multi-Unit Property**

**Commercial Unit**

**2 bedroom flats**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £4,290**

# Large Business Area



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £403,000.00 and borrowing of £302,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 403,000.00

|                         |                    |
|-------------------------|--------------------|
| 25% Deposit             | £100,750.00        |
| SDLT Charge             | £19,740            |
| Legal Fees              | £1,000.00          |
| <b>Total Investment</b> | <b>£121,490.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £4,290 per calendar month



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.



|                                       |                   |
|---------------------------------------|-------------------|
| <b>Returns Based on Rental Income</b> | <b>£4,290</b>     |
| Mortgage Payments on £302,250.00 @ 5% | <b>£1,259.38</b>  |
| Est. Building Cover (Insurance)       | <b>£15.00</b>     |
| Approx. Factor Fees                   | <b>TBC</b>        |
| Ground Rent                           | <b>FREEHOLD</b>   |
| Letting Fees                          | <b>£429.00</b>    |
| <b>Total Monthly Costs</b>            | <b>£1,703.38</b>  |
| <b>Monthly Net Income</b>             | <b>£2,586.63</b>  |
| <b>Annual Net Income</b>              | <b>£31,039.50</b> |
| <b>Net Return</b>                     | <b>25.55%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£22,459.50**  
Adjusted To

Net Return                      **18.49%**

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

Annual Net Income      **£24,994.50**  
Adjusted To

Net Return                      **20.57%**

# 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 £675,000.



£675,000

## 6 bedroom house for sale

+ Add to report

Upper Clwyd Street, Ruthin

CURRENTLY ADVERTISED

Marketed from 18 Jul 2024 by Cavendish Estate Agents, Ruthin

GRADE II LISTED EARLY 17th.CENTURY TIMBER FRAMED TOWN HOUSE | IMPRESSIVE ROOMS WITH A WEALTH OF O...

Floor plan:

[View](#)



£347,000

## 7 bedroom semi-detached house for sale

+ Add to report

Well Street, Ruthin, LL15

CURRENTLY ADVERTISED

Marketed from 18 Apr 2023 by Purplebricks, covering Llandudno

Grade II listed 16th Century Coach House | 7 Bedrooms, 7 Facilities, Bathrooms And 3 Cloak Rooms

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



£5,500 pcm

## 6 bedroom detached house

+ Add to report

Hoscote Park, Wirral, Merseyside, CH48

CURRENTLY ADVERTISED

Marketed from 26 Jun 2024 by Grosvenor Properties UK Ltd, Wirral

6 Luxury King size bedrooms | Marble flooring with underfloor heating | Plush carpets and furnish...



£4,000 pcm

## 5 bedroom detached house

+ Add to report

Rectory Lane, Lower Heswall, Wirral, CH60 4RZ






NO LONGER ADVERTISED

Marketed from 26 Sep 2023 to 26 Sep 2023 by Move Residential, Mossley Hill

# 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.



**LETPROPERTY**