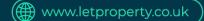


LET PROPERTY PACK

INVESTMENT INFORMATION

Clwyd Street, Ruthin, LL15 1HF

209624184











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...







Clwyd Street, Ruthin, LL15 1HF



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

209624184

Large Business Area









Kitchen









Bedrooms









Bathroom









Exterior









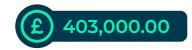
Initial Outlay





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



25% Deposit **£100,750.00**

SDLT Charge £19,740

Legal Fees £1,000.00

Total Investment £121,490.00

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 £4,290 per calendar month

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

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

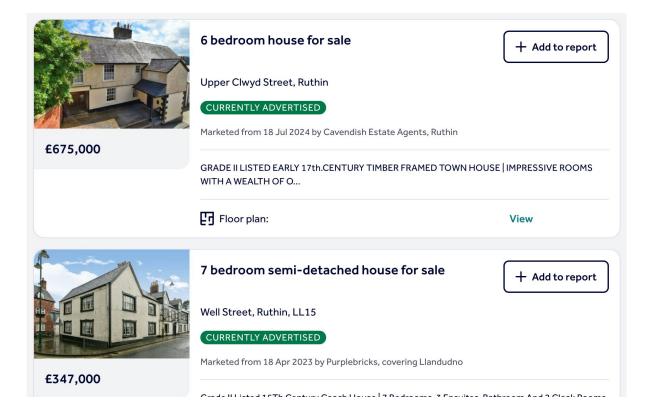
Net Return

20.57%

Sale Comparables Report



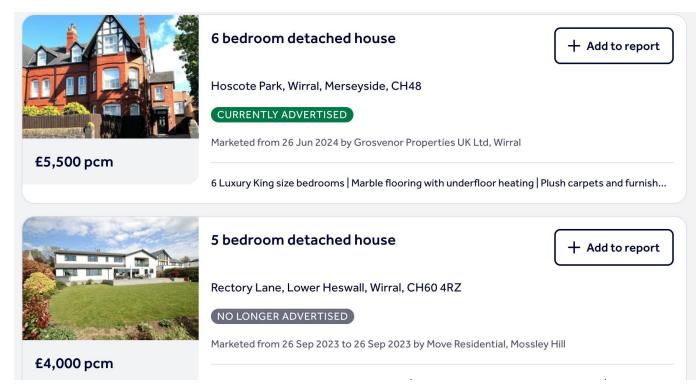
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £675,000.



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.



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.





Interested in this property investment?

Call us on **0141 478 0985**



Clwyd Street, Ruthin, LL15 1HF



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.