

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Caradoc Terrace, St. Asaph,  
LL17

210780814

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





## Property Description

Our latest listing is in Caradoc Terrace, St. Asaph, LL17

Get instant cash flow of **£650** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£756** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Caradoc Terrace, St.  
Asaph, LL17

210780814



## Property Key Features

2 Bedrooms

1 Bathroom

Garden Ground Space

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £650

Market Rent: £756

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 138,000.00**

25% Deposit	<b>£34,500.00</b>
SDLT Charge	<b>£4,140</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£39,640.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 756

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	£650	£756
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£65.00	£75.60
<b>Total Monthly Costs</b>	<b>£511.25</b>	<b>£521.85</b>
<b>Monthly Net Income</b>	<b>£138.75</b>	<b>£234.15</b>
<b>Annual Net Income</b>	<b>£1,665.00</b>	<b>£2,809.80</b>
<b>Net Return</b>	<b>4.20%</b>	<b>7.09%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,297.80**  
Adjusted To

Net Return                      **3.27%**

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


Annual Net Income      **£739.80**  
Adjusted To

Net Return                      **1.87%**

# 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 £120,000.



**2 bedroom terraced house for sale** [+ Add to report](#)

Caradoc Terrace, St. Asaph, Denbighshire, North Wales, LL17


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

Marketed from 17 Sep 2021 to 20 Jan 2022 (125 days) by Beresford Adams, Prestatyn

Beautifully Presented Character Terrace Cottage | Two Double Bedrooms | Two Reception Rooms | Mod...

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

[Floor plan:](#) [View](#)



**2 bedroom terraced house for sale** [+ Add to report](#)

Caradoc Terrace, St. Asaph

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 28 Mar 2024 to 17 Jun 2024 (81 days) by Williams Estates, Denbigh

No Onward Chain | Vacant Possession | Two Bedroom End Terrace | Ideal for First Time/Investor Buy...

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

[Floor plan:](#) [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our letting team at **Let Property Management**.



£685 pcm

## 2 bedroom terraced house

+ Add to report

Glanrafon Terrace, St. Asaph, Denbighshire, LL17

NO LONGER ADVERTISED

Marketed from 30 Aug 2023 to 8 Sep 2023 (9 days) by Monopoly, Denbigh



£650 pcm

## 2 bedroom terraced house

+ Add to report

Caradoc Terrace, St. Asaph

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Aug 2023 to 8 Sep 2023 (35 days) by Williams Estates, Rhuddlan

# 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**