

LET PROPERTY PACK

INVESTMENT INFORMATION

Prince Of Wales Avenue,
Flint, CH6 5JT

210938430

 www.letproperty.co.uk





Property Description

Our latest listing is in Prince Of Wales Avenue, Flint, CH6 5JT

Get instant cash flow of **£550** per calendar month with a **3.6%** Gross Yield for investors.

This property has a potential to rent for **£916** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Scunthorpe , it will make for a reliable long term investment for an investor.

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



Prince Of Wales Avenue,
Flint, CH6 5JT

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Property Key Features

3 Bedroom

1 Bathroom

Spacious backyard garden

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £550

Market Rent: £916

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £181,000.00 and borrowing of £135,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 181,000.00

25% Deposit	£45,250.00
SDLT Charge	£5,430
Legal Fees	£1,000.00
Total Investment	£51,680.00

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 £550 per calendar month but the potential market rent is

£ 916

Returns Based on Rental Income	£550	£916
Mortgage Payments on £135,750.00 @ 5%	£565.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£91.60
Total Monthly Costs	£635.63	£672.23
Monthly Net Income	-£85.63	£243.78
Annual Net Income	-£1,027.50	£2,925.30
Net Return	-1.99%	5.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,093.30**
Adjusted To

Net Return **2.12%**

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


Annual Net Income **£210.30**
Adjusted To

Net Return **0.41%**

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 £165,000.




3 bedroom semi-detached house for sale

Bryn Glas, Flint, Flintshire, CH6 5XP

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Dec 2023 to 29 May 2024 (157 days) by Keystone Property & Mortgage Centre, Connah's Quay

£165,000



[View floor plan](#)


Semi Detached House | Three Bedrooms | Kitchen / Diner | Modern Family Bathroom | Well Presented ...

Sold price history:		View
05/04/2024	£162,500	
14/04/2008	£123,000	
20/05/2004	£105,000	

[View EPC](#)

(Approx.) Sqft: **667 sq ft** Price (£) per sqft: **£247.24**

[+ Add to report](#)



3 bedroom semi-detached house for sale

Tudor Avenue, Flint

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Nov 2023 to 17 May 2024 (191 days) by Flint @ Reid & Roberts, Flint

£165,000


SEMI DETACHED HOUSE | THREE BEDROOMS | OFF ROAD PARKING | KITCHEN | LOUNGE | DINING ROOM | ENCLOS...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.




3 bedroom semi-detached house [+ Add to report](#)

Coniston Road, Little Neston


NO LONGER ADVERTISED **LET AGREED**

Marketed from 25 Jan 2024 to 6 Feb 2024 (11 days) by Hewitt Adams Ltd, Heswall

*** Walk In Wow Factor - Incredible Specification - Fully Refurbished - Available Now *** Hewitt ...

 EPC: [View](#)

(Approx.) Sqft: **850 sq ft** Price (£) per sqft: **£1.18**



3 bedroom semi-detached house [+ Add to report](#)

Highvale, Connah's Quay CH5 4

NO LONGER ADVERTISED **LET AGREED**

Marketed from 23 Jun 2023 to 10 Aug 2023 (47 days) by Reades, Hawarden

VIRTUAL VIEWING AVAILABLE | SUPERB SEMI-DETACHED HOME | AVAILABLE FOR IMMEDIATE OCCUPANCY | 3 bed...

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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