

LET PROPERTY PACK

INVESTMENT INFORMATION

Buckley Avenue, Rhyl, LL18
TDW

211763763

 www.letproperty.co.uk





Property Description

Our latest listing is in Buckley Avenue, Rhyl, LL18 1DW

Get instant cash flow of **£625** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Buckley Avenue, Rhyl,
LL18 1DW

211763763



Property Key Features

3 bedrooms

1 bathroom

Good Condition

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000 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	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£625	£950
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.50	£95.00
Total Monthly Costs	£508.75	£541.25
Monthly Net Income	£116.25	£408.75
Annual Net Income	£1,395.00	£4,905.00
Net Return	3.52%	12.37%

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 **£3,005.00**
Adjusted To

Net Return **7.58%**

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


Annual Net Income **£2,835.00**
Adjusted To

Net Return **7.15%**

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 £130,000.



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


Ellis Avenue, Rhyl

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Sep 2023 to 8 Dec 2023 (84 days) by Peter Large Estate Agents, Rhyl

Three bedrooms | Semi detached house | Good size sunny rear garden | Two reception rooms |

£130,000



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

Bedford Street, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Oct 2023 to 8 Mar 2024 (157 days) by LL Estates, Rhuddlan

Built in the 1840s, this large double fronted Victoria style home is a true piece of history | Se...

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom semi-detached house

+ Add to report

Clifton Park Road, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2024 to 31 Jul 2024 (37 days) by LL Estates, Rhuddlan

Three-Bedroom Semi Detached House to Rent | Located in Rhyl on Clifton Park Road, close to local



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Rhodfa Maen Gwyn, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2024 to 16 Apr 2024 (20 days) by William Gleave, Rhyl

Available Now | Newly Renovated Throughout | Enclosed Rear Garden | Three Bedrooms | Garage &

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.



www.letproperty.co.uk

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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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