

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chester Road, Flint, CH6

211727705

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





## Property Description

Our latest listing is in Chester Road, Flint, CH6

Get instant cash flow of **£550** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£723** which would provide the investor a Gross Yield of **7.5%** 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 be a rewarding addition to an investor portfolio.**

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



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## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £723

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# 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

£ 723

Returns Based on Rental Income	£550	£723
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£72.30
Total Monthly Costs	£429.38	£446.68
Monthly Net Income	£120.63	£276.33
Annual Net Income	£1,447.50	£3,315.90
Net Return	4.36%	9.99%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,869.90**  
Adjusted To

Net Return                      **5.63%**

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

Annual Net Income      **£1,590.90**  
Adjusted To

Net Return                      **4.79%**



# 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 £145,000.



£145,000

## 2 bedroom semi-detached house for sale

Prince Of Wales Avenue, Flint, CH6

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2023 to 17 Jan 2024 (88 days) by Purplebricks, covering Chester & Wirral

+ Add to report



£145,000

## 2 bedroom semi-detached house for sale

Queens Avenue, Flint

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2022 to 20 Mar 2023 (268 days) by Reid & Roberts, Flint

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom end of terrace house

Earl Street, Flint, CH6

NO LONGER ADVERTISED

Marketed from 24 Jan 2024 to 3 Feb 2024 (10 days) by OpenRent, London

+ Add to report



£695 pcm

2 bedroom property

Chester Road, Flint, CH6

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 May 2024 to 18 Jun 2024 (27 days) by Simply Estates, Rhuddlan

+ Add to report

# 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**