

LET PROPERTY PACK

INVESTMENT INFORMATION

Chester Road, Flint, CH6

211727705









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...







Chester Road, Flint, CH6



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



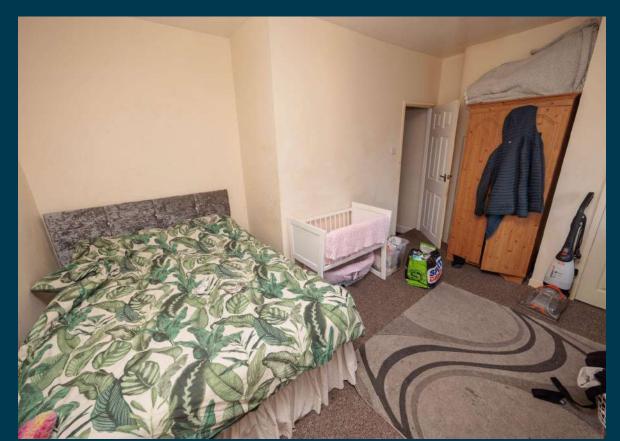






Bedrooms









Bathroom









Exterior









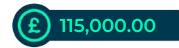
Initial Outlay





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



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

	727
(エ)	123

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	ТВС	
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.



2 bedroom semi-detached house for sale

+ Add to report

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





£145,000

2 bedroom semi-detached house for sale

+ Add to report

Queens Avenue, Flint

NO LONGER ADVERTISED

SOLD STC

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

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.



2 bedroom end of terrace house

+ Add to report

Earl Street, Flint, CH6

NO LONGER ADVERTISED

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

£750 pcm



2 bedroom property

+ Add to report

Chester Road, Flint, CH6

NO LONGER ADVERTISED LET AGREED

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

£695 pcm

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**

Chester Road, Flint, CH6



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.