

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Street, Holyhead,
LL65 1EF

213104452

 www.letproperty.co.uk





Property Description

Our latest listing is in Cross Street, Holyhead, LL65 1EF

Get instant cash flow of **£575** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Cross Street, Holyhead,
LL65 1EF

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Property Key Features

3 Bedrooms

1 Bathroom

Triple-Fixture Bathroom

Parking Available

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £575

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £142,000.00 and borrowing of £106,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 142,000.00

25% Deposit £35,500.00

SDLT Charge £7,440

Legal Fees £1,000.00

Total Investment £43,940.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 900



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	£575	£900
Mortgage Payments on £106,500.00 @ 5%	£443.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.50	£90.00
Total Monthly Costs	£516.25	£548.75
Monthly Net Income	£58.75	£351.25
Annual Net Income	£705.00	£4,215.00
Net Return	1.60%	9.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,415.00**
Adjusted To

Net Return **5.50%**

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

Annual Net Income **£2,085.00**
Adjusted To

Net Return **4.75%**

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 £155,000.



£155,000

3 bedroom end of terrace house for sale

+ Add to report

Kingsland Road, Holyhead

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Dec 2023 to 4 Apr 2024 (121 days) by Burnells, Holyhead

LOVELY LOUNGE WITH FEATURE FIREPLACE | DINING ROOM | GALLEY KITCHEN | 3 BEDROOMS & BATHROOM/W.C....



£150,000

3 bedroom end of terrace house for sale

+ Add to report

Thomas Street, Holyhead, Isle of Anglesey, LL65

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Apr 2025 by Beresford Adams, Holyhead

Three Bedroom End of terrace Property | Spacious Kitchen/Diner | Enclosed rear garden | Utility r...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom end of terrace house

Britannia Terrace, Llanfairpwll

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2024 to 25 Oct 2024 (23 days) by Beresford Adams Lettings, Bangor

+ Add to report

Available Now! | Water Included | Unfurnished Family Home | Three Bedrooms | Sought After Locatio...



£1,000 pcm

3 bedroom end of terrace house

Glyn Garth Mews, Glyngarth, Menai Bridge, LL59

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 to 22 Aug 2024 (16 days) by Dafydd Hardy, Bangor

+ Add to report

Three Bedroom End of Terrace | Well-Presented | Popular Location | Unfurnished | Deposit - One Mo...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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