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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Tanrefail Cottage, Porthdafarch Road,Holyhead, LL65 2SA

213307197

() www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Tanrefail Cottage, Porthdafarch Road,Holyhead, LL65 2SA

Get instant cash flow of  $\pm 604$  per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

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

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







Tanrefail Cottage, Porthdafarch Road,Holyhead, LL65 2SA

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2 Bedrooms 1 Bathroom Spacious Room Well Maintained

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £604 Market Rent: £900

**Property Key Features** 







## 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

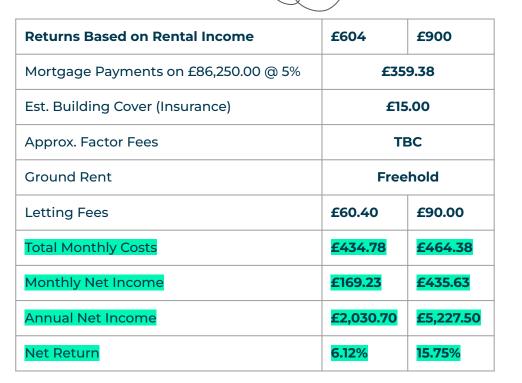


25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

### **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 £604 per calendar month but the potential market rent is





900

#### Return Stress Test Analysis Report





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

Annual Net Income **£3,427.50** Adjusted To

Net Return 10.32%

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

Annual Net Income **£3,502.50** Adjusted To

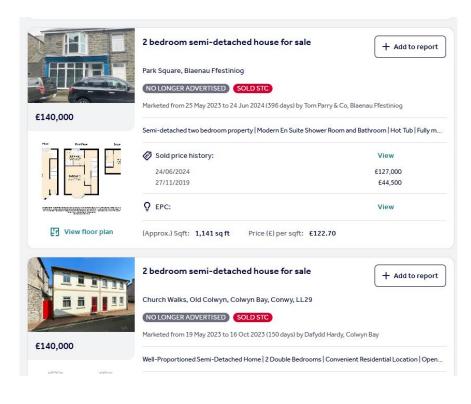
Net Return

10.55%

#### Sale Comparables Report

ties in the area using Land Registry sold

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 £140,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

The second	2 bedroom semi-detached house	+ Add to report	
	North End, Llanddaniel, Gaerwen, LL60		
Contraction of the second	NO LONGER ADVERTISED		
Marketed from 1 Dec 2024 to 13 Dec 2024 (11 days) by OpenRent, London			
£900 pcm	No Agent Fees   Property Reference Number: 2296814		
	Sold price history:	View	
	03/12/1999	£31,500	
	♀ EPC:	View	
	(Approx.) Sqft: <b>915 sq ft</b> Price (£) per sqft: <b>£0.98</b>		
	2 bedroom semi-detached house	+ Add to report	
A STATE A	Top Llan Road, Glan Conwy, Conwy, LL28		
	NO LONGER ADVERTISED LET AGREED		
	Marketed from 20 Oct 2023 to 4 Dec 2023 (45 days) by Anthony Flint, Llandudno		
£900 pcm			
	UNDER OFFER APPLICATION MADE   SEMI DETACHED 2 BEDROOM H GAS CENTRA	OUSE   ADDITIONAL AT TIC ROOM	



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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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.

# Interested in this property investment?

# Call us on 0141 478 0985

