

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sharpsburg Place,  
Swansea, SA1

211685364

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





## Property Description

Our latest listing is in Sharpsburg Place, Swansea, SA1

Get instant cash flow of **£800** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£885** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Sharpsburg Place,  
Swansea, SA1

211685364



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £885**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£7,500
Legal Fees	£1,000.00
Total Investment	£46,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 885



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	£800	£885
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£88.50
Total Monthly Costs	£563.75	£572.25
Monthly Net Income	£236.25	£312.75
Annual Net Income	£2,835.00	£3,753.00
Net Return	6.16%	8.16%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,983.00**  
Adjusted To

Net Return                      **4.31%**

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

Annual Net Income      **£1,503.00**  
Adjusted To

Net Return                      **3.27%**



# 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.



**£130,000**

### 2 bedroom end of terrace house for sale

Byng Street, Landore, Swansea, SA1

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 6 Oct 2023 to 29 Mar 2024 (174 days) by John Francis, Swansea

A two bedroom end terrace house within the ever popular location of Landore, on the outskirts of

[+ Add to report](#)



**£129,950**

### 2 bedroom semi-detached house for sale

Pwll Street, Landore, Swansea, City And County of Swansea.

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 20 Jun 2022 to 29 Nov 2022 (161 days) by Clee Tompkinson & Francis, Swansea

Semi-detached home | Two double bedrooms | Two reception rooms | Spacious kitchen diner | 1st

[+ Add to report](#)

# 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

## 2 bedroom penthouse

Phoebe Road, Copper Quarter, SWANSEA

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2022 to 28 Feb 2023 (90 days) by Peter Alan, Swansea

+ Add to report



£1,050 pcm

## 2 bedroom flat

Orion Apartments, Copper Quarter

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Apr 2024 to 3 Jul 2024 (90 days) by John Francis, Swansea

+ 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: **2 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.



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