

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Love Lane, Dolgellau, LL40

212076018

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





## Property Description

Our latest listing is in Love Lane, Dolgellau, LL40

Get instant cash flow of **£695** per calendar month with a **6.3%** Gross Yield for investors.

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...



Love Lane, Dolgellau,  
LL40

212076018



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Kept Kitchen**

**Small Yard**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £695**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 695



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£695
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£69.50
Total Monthly Costs	£497.00
Monthly Net Income	£198.00
Annual Net Income	£2,376.00
Net Return	5.83%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£986.00**  
Adjusted To

Net Return                      **2.42%**

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

Annual Net Income      **£396.00**  
Adjusted To

Net Return                      **0.97%**

# 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**

## 2 bedroom end of terrace house for sale

[+ Add to report](#)

3 Minafon Terrace, Dolgellau, LL40 1BY

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jun 2022 to 25 Nov 2022 (154 days) by Walter Lloyd Jones & Co., Dolgellau



**£115,000**

## 2 bedroom semi-detached house for sale

[+ Add to report](#)

1 Wnion Square, Dolgellau, LL40 1BE

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2022 to 24 Aug 2022 (145 days) by Walter Lloyd Jones & Co., Dolgellau



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 3 bedroom semi-detached house

Cae Idris, Dolgellau

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 30 Jan 2024 (11 days) by RG Jones, Bala

+ Add to report



£500 pcm

## 2 bedroom end of terrace house

Islwyn Terrace, Lombard Street, Dolgellau, LL40

NO LONGER ADVERTISED

Marketed from 9 Feb 2023 to 21 Feb 2023 (12 days) by Morris Marshall & Poole, Newtown

+ 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: **1 year**



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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