

# LET PROPERTY PACK

## INVESTMENT INFORMATION

English Terrace, Dolgellau,  
LL40

215086028

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





## Property Description

Our latest listing is in English Terrace, Dolgellau, LL40

Get instant cash flow of **£500** per calendar month with a **5.2%** 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 a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



English Terrace,  
Dolgellau, LL40

215086028



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Well-Maintained Property**

**Four-Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 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       | £500     | £900      |
|--------------------------------------|----------|-----------|
| Mortgage Payments on £86,250.00 @ 5% | £359.38  |           |
| Est. Building Cover (Insurance)      | £15.00   |           |
| Approx. Factor Fees                  | £0.00    |           |
| Ground Rent                          | Freehold |           |
| Letting Fees                         | £50.00   | £90.00    |
| Total Monthly Costs                  | £424.38  | £464.38   |
| Monthly Net Income                   | £75.63   | £435.63   |
| Annual Net Income                    | £907.50  | £5,227.50 |
| Net Return                           | 2.56%    | 14.73%    |

# 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                      **9.65%**

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

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

Net Return                      **9.87%**

# 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.



£145,000

## 3 bedroom terraced house for sale

+ Add to re

18 English Terrace, Dolgellau LL40 1BH

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 May 2021 to 20 Feb 2022 (270 days) by Walter Lloyd Jones & Co., Dolgellau

3 Bedrooms | Bathroom | End Terraced Property | Kitchen/Dining Room | On Street Parking | Sitting



£139,995

## 3 bedroom terraced house for sale

+ Add to re

12 English Terrace, Dolgellau LL40 1BH

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jun 2022 to 1 Jul 2023 (381 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 £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

### 4 bedroom house

Glasfor Terrace, Criccieth

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 11 Apr 2024 to 30 Apr 2024 (19 days) by Beresford Adams Lettings, Bangor

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

[+ Add to report](#)



£970 pcm

### 3 bedroom semi-detached house

Cross Keys

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 8 Apr 2024 to 5 Jul 2024 (88 days) by Beresford Adams Lettings, Bangor

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

[+ 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: **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.



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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.



**LETPROPERTY**