

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Tara Street, Holyhead, LL65

215231907











## **Property Description**

Our latest listing is in Tara Street, Holyhead, LL65

Get instant cash flow of £525 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 8.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Tara Street, Holyhead, LL65



# **Property Key Features**

2 bedroom

1 bathroom

**Spacious Lounge** 

Large Kitchen

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £525** 

Market Rent: £950

215231907

# Lounge









# Kitchen









# **Bedrooms**









## **Bathroom**





# **Exterior**









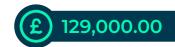
## **Initial Outlay**





Figures based on assumed purchase price of £129,000.00 and borrowing of £96,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£32,250.00** 

SDLT Charge £6,530

Legal Fees £1,000.00

Total Investment £39,780.00

## **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 £525 per calendar month but the potential market rent is



Returns Based on Rental Income	£525	£950
Mortgage Payments on £96,750.00 @ 5%	£403.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£52.50	£95.00
Total Monthly Costs	£470.63	£513.13
Monthly Net Income	£54.38	£436.88
Annual Net Income	£652.50	£5,242.50
Net Return	1.64%	13.18%

## Return Stress Test Analysis Report





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

Annual Net Income

£3,342.50

Adjusted To

Net Return

8.40%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£3,307.50

Adjusted To

Net Return

8.31%

## 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.



3 bedroom end of terrace house for sale

+ Add to report

+ Add to report

Tara Street, Holyhead, Isle of Anglesey, LL65

3 bedroom terraced house for sale

NO LONGER ADVERTISED

Marketed from 10 Apr 2024 to 5 Jul 2024 (85 days) by Beresford Adams, Holyhead

£155,000



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NO LONGER ADVERTISED

Marketed from 29 Apr 2024 to 1 May 2024 (2 days) by Williams & Goodwin The Property People, Holyhead

Holyhead, Isle of Anglesey

£125,000

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

#### 2 bedroom semi-detached house

+ Add to report

Ffordd Brynsiencyn, Llanfairpwllgwyngyll

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2023 to 14 Jun 2023 (119 days) by Jones Peckover, Denbigh



£950 pcm

#### 2 bedroom house

+ Add to report

Hen Gei Llechi, Y Felinheli

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2021 to 26 Jul 2021 (28 days) by Beresford Adams Lettings, Bangor

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Tara Street, Holyhead, LL65



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.