

LET PROPERTY PACK

INVESTMENT INFORMATION

Tara Street, Holyhead, LL65

215231907

 www.letproperty.co.uk





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

215231907



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 129,000.00

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

£ 950

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	TBC	
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.



£155,000

3 bedroom end of terrace house for sale

[+ Add to report](#)

Tara Street, Holyhead, Isle of Anglesey, LL65

NO LONGER ADVERTISED

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



£125,000

3 bedroom terraced house for sale

[+ Add to report](#)

Holyhead, Isle of Anglesey

NO LONGER ADVERTISED

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

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

Ffordd Brynsiencyn, Llanfairpwllgwyngyll

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£950 pcm

2 bedroom house

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

+ 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.



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