

LET PROPERTY PACK

INVESTMENT INFORMATION

Hayes Road, Sully, CF64

217744609

 www.letproperty.co.uk





Property Description

Our latest listing is in Hayes Road, Sully, CF64

Get instant cash flow of **£1,000** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** 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...



Hayes Road, Sully, CF64

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Property Key Features

2 bedroom

2 bathroom

Spacious Room

Good Condition

Factor Fees: £390 pm

Ground Rent: £12.50 pm

Lease Length: 978 years

Current Rent: £1,000

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

Projected Investment Return



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

The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£390.00	
Ground Rent	£12.50	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£1,142.50	£1,162.50
Monthly Net Income	-£142.50	£37.50
Annual Net Income	-£1,710.00	£450.00
Net Return	-2.74%	0.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,950.00**
Adjusted To

Net Return **-3.12%**

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

Annual Net Income **-£2,400.00**
Adjusted To

Net Return **-3.84%**

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 £210,000.



£210,000

2 bedroom apartment for sale

Hayes Road, Sully, Penarth

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 9 Apr 2024 (24 days) by Allen & Harris, Penarth

+ Add to report



£200,000

2 bedroom apartment for sale

Hayes Point, Sully, Penarth

NO LONGER ADVERTISED

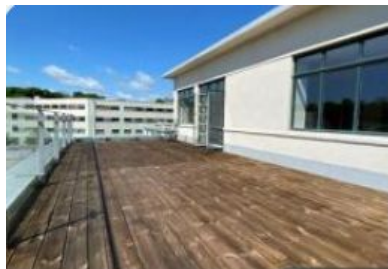
Marketed from 24 Feb 2023 to 24 Feb 2023 by ACJ Properties, Penarth

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom flat

Hayes Road, Penarth, CF64

NO LONGER ADVERTISED

Marketed from 2 Nov 2023 to 2 Dec 2023 (29 days) by OpenRent, London

+ Add to report



£1,100 pcm

2 bedroom apartment

Hayes Road, Sully, PENARTH

CURRENTLY ADVERTISED

Marketed from 11 Jun 2025 by Allen & Harris, Penarth

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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