

LET PROPERTY PACK

INVESTMENT INFORMATION

Commercial Street,
Tredegar, NP22

216276738

 www.letproperty.co.uk





Property Description

Our latest listing is in Commercial Street, Tredegar, NP22

Get instant cash flow of **£830** per calendar month with a **5.0%** Gross Yield for investors.

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...



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Property Key Features

Portfolio of Commercial and Flat

Bathroom Facilities

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £830

Flat



Commercial Area



Kitchen Facilities



Exterior





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



The monthly rent of this property is currently set at £830 per calendar month.



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



Returns Based on Rental Income	£830
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£83.00
Total Monthly Costs	£723.00
Monthly Net Income	£107.00
Annual Net Income	£1,284.00
Net Return	2.05%

Return Stress Test Analysis Report



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

Annual Net Income **-£376.00**
Adjusted To

Net Return **-0.60%**

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

Annual Net Income **-£1,716.00**
Adjusted To

Net Return **-2.75%**

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 £190,000.



£190,000

3 bedroom end of terrace house for sale

Bethel Avenue, Georgetown, Tredegar

NO LONGER ADVERTISED

Marketed from 25 Oct 2023 to 23 Apr 2024 (180 days) by Peter Alan, Merthyr Tydfil

+ Add to report



£185,000

4 bedroom terraced house for sale

Market Street, Tredegar, NP22

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 19 May 2025 (26 days) by Bidmead Cook, Ebbw Vale

+ 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: **2 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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