

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodside Avenue, Kinmel
Bay, Rhyl, LL18

221239901

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodside Avenue, Kinmel Bay, Rhyl, LL18

Get instant cash flow of **£850** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Woodside Avenue,
Kinmel Bay, Rhyl, LL18

221239901



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £166,750.00 and borrowing of £125,062.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 166,750.00

25% Deposit	£41,687.50
SDLT Charge	£9,173
Legal Fees	£1,000.00
Total Investment	£51,860.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £125,062.50 @ 5%	£521.09	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£621.09	£651.09
Monthly Net Income	£228.91	£498.91
Annual Net Income	£2,746.88	£5,986.88
Net Return	5.30%	11.54%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,686.88**
Adjusted To

Net Return **7.11%**

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

Annual Net Income **£3,485.63**
Adjusted To

Net Return **6.72%**

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 £390,000.



£390,000

2 bedroom detached bungalow for sale

Brook Avenue, Towyn, LL22 9ND

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 2 Sep 2025 (172 days) by LL Estates, Rhuddlan



£300,000

2 bedroom detached bungalow for sale

Lon Cwybr, Rhuddlan, Denbighshire, LL18 2SX

CURRENTLY ADVERTISED

Marketed from 30 Aug 2025 by Peter Large Estate Agents, Rhyl

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom detached bungalow

Thomas Avenue, Dyserth, Rhyl

NO LONGER ADVERTISED

Marketed from 28 Jul 2025 to 28 Jul 2025 by Hunters, Little Sutton



£1,100 pcm

2 bedroom detached bungalow

Howell Avenue, Rhuddlan

NO LONGER ADVERTISED

Marketed from 13 Sep 2025 to 19 Sep 2025 (5 days) by LL Estates, Rhuddlan

Current Tenant Profile



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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