

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Third Avenue, Llay,
Wrexham, LL12 0TD

227089884





PROPERTY DESCRIPTION

Our latest listing is in Third Avenue, Llay, Wrexham, LL12 OTD

Get instant cash flow of **£950** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,150



Kitchen



Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

1,150

Returns Based on Rental Income	£950	£1,150
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£610.00	£630.00
Monthly Net Income	£340.00	£520.00
Annual Net Income	£4,080.00	£6,240.00
Net Return	8.21%	12.56%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,940.00**

Net Return **7.93%**

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

Annual Net Income Adjusted To **£3,840.00**

Net Return **7.73%**

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 £185,000.



£185,000

3 bedroom semi-detached house for sale

Llay New Road, Llay, LL12

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 18 Sep 2024 (55 days) by Northwood, Wrexham

+ Add to report



£185,000

3 bedroom terraced house for sale

First Avenue, Llay, Wrexham, LL12

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Apr 2025 to 13 Aug 2025 (124 days) by Whitegates, Wrexham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our lettings team.



£1,200 pcm

3 bedroom detached house

Acacia Court, Llay, LL12

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Oct 2025 to 3 Feb 2026 (105 days) by Belvoir, Wrexham

+ Add to report



£1,100 pcm

3 bedroom detached house

Acacia Court, Llay, LL12

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Aug 2024 to 4 Sep 2024 (21 days) by Belvoir, Wrexham

+ Add to report

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: **Moved in within the last 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

Third Avenue, Llay, Wrexham, LL12 0TD

PROPERTY ID: 227089884

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.