

LET PROPERTY PACK

INVESTMENT INFORMATION

The Post House, Swansea,
SA1

226692907

 www.letproperty.co.uk





Property Description

Our latest listing is in
The Post House, Swansea, SA1

Get instant cash flow of **£675** per calendar month with a **17.6%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.0%** 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...



The Post House, Swansea,
SA1

226692907



Property Key Features

Studio Flat

1 Bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £114.00 PM

Ground Rent: £32.50 PM

Lease Length: £111.00

Current Rent: £675

Market Rent: £500

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 46,000.

ASSUMED PURCHASE PRICE

£ 46,000

SDLT Charge £2,300

Legal Fees £1,000

Total Investment £49,300

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 £675 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£675	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£114.00	
Ground Rent	£32.50	
Letting Fees	£67.50	£50.00
Total Monthly Costs	£229.00	£211.50
Monthly Net Income	£446.00	£288.50
Annual Net Income	£5,352.00	£3,462.00
Net Return	10.86%	7.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,462**
Adjusted To

Net Return **4.99%**

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 £55,000.



£55,000

Studio flat for sale

+ Add to report

Apartment 21 Portland House, 58-60 The Kingsway, Swansea, West Glamorgan, SA1 5HN

CURRENTLY ADVERTISED

Marketed from 25 Feb 2025 by The Property Auction House, Swansea



£49,000

Studio flat for sale

+ Add to report

The Kingsway, Swansea

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Mar 2024 to 28 May 2024 (61 days) by Peter Alan, Swansea

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

Studio flat

The Kingsway, Portland House, City Centre, Swansea

NO LONGER ADVERTISED

Marketed from 19 Nov 2024 to 3 Feb 2025 (76 days) by StudentDigz, Swansea

+ Add to report



£695 pcm

Studio flat

The Kingsway, Portland House, City Centre, Swansea

NO LONGER ADVERTISED

Marketed from 5 Nov 2024 to 26 Sep 2025 (325 days) by StudentDigz, Swansea

+ 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**



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.



www.letproperty.co.uk

Interested in this
property investment?

Call us on
0141 478 0985

The Post House, Swansea, SA1

PROPERTY ID: 226692907

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.



LETPROPERTY