

LET PROPERTY PACK

INVESTMENT INFORMATION

Lon Brynli LL19

226610838

 www.letproperty.co.uk





Property Description

Our latest listing is in Lon Brynli LL19

Get instant cash flow of **£550** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£565** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Lon Brynli LL19

226610838



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: £1.67 PM

Lease Length: 952 years

Current Rent: £550 PM

Market Rent: £565 PM

Lounge



Kitchen



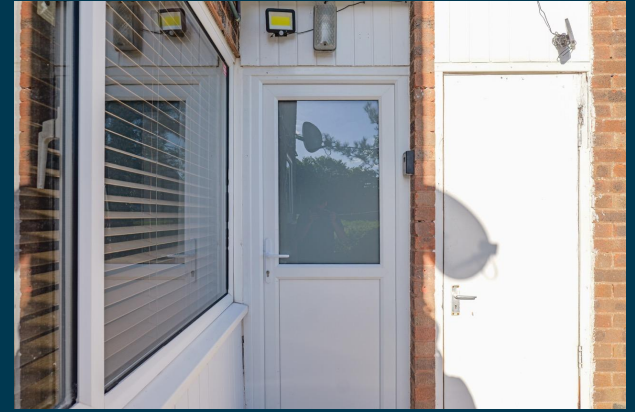
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 565



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



Returns Based on Rental Income	£550	£565
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.67	
Letting Fees	£55.00	£56.50
Total Monthly Costs	£359.17	£360.67
Monthly Net Income	£190.83	£204.33
Annual Net Income	£2,289.96	£2,451.96
Net Return	8.01%	8.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,321.96**
Adjusted To

Net Return **4.62%**

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

Annual Net Income **£1,092.00**
Adjusted To

Net Return **3.82%**

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 £130,000.



£130,000

1 bedroom semi-detached bungalow for sale

+ Add to report

Ffordd Penrhwyfya, Prestatyn

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 May 2025 to 13 Oct 2025 (148 days) by Williams Estates, Prestatyn



£120,000

1 bedroom semi-detached house for sale

+ Add to report

Lon Ceiriog, Prestatyn, Denbighshire, LL19

NO LONGER ADVERTISED

Marketed from 25 Apr 2025 to 9 Aug 2025 (105 days) by Beresford Adams, Prestatyn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Lon Brynli, Prestatyn

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2025 to 7 Aug 2025 (40 days) by Williams Estates, Rhuddlan

+ Add to report



£550 pcm

1 bedroom apartment

Lon Brynli, Prestatyn, Denbighshire, LL19

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 17 Sep 2025 (1 days) by William Gleave, Rhyl

+ 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

Lon Brynli LL19

226610838

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.



LETPROPERTY