

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Abertillery,
NP13

229134030

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Abertillery, NP13

Get instant cash flow of **£525** per calendar month with a **11.5%** Gross Yield for investors.

This property has a potential to rent for **£631** which would provide the investor a Gross Yield of **13.8%** 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...



High Street, Abertillery,
NP13

229134030



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £50.00 PM

Ground Rent: £4.16 PM

Lease Length: 979 years

Current Rent: £525

Market Rent: £631

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 55,000.

ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge £2,750

Legal Fees £1,000

Total Investment £58,750

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 £525 per calendar month but the potential market rent is

£ 631

Returns Based on Rental Income	£525	£631
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£4.16	
Letting Fees	£52.50	£63.10
Total Monthly Costs	£121.66	£132.26
Monthly Net Income	£403.34	£498.74
Annual Net Income	£4,840.08	£5,984.88
Net Return	8.24%	10.19%

Return **Stress Test** Analysis Report



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

Annual Net Income	£4,723
Adjusted To	
Net Return	8.04%

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 £80,000.



1 bedroom character property for sale

[+ Add to report](#)

Crumlin Road, Crumlin, Newport

NO LONGER ADVERTISED

Marketed from 18 Apr 2025 to 19 Apr 2025 by Peter Alan, Blackwood

£80,000



1 bedroom maisonette for sale

[+ Add to report](#)

The Square, Aberbeeg, Abertillery

NO LONGER ADVERTISED

Marketed from 16 Mar 2023 to 7 Aug 2023 (144 days) by Peter Alan, Blackwood

£60,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

Woodside Drive, Newport, NP11

NO LONGER ADVERTISED

Marketed from 22 Apr 2023 to 25 Apr 2023 (2 days) by OpenRent, London

£675 pcm



1 bedroom flat

+ Add to report

Coed Celyn Drive, Abercarn, Newbridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2023 to 4 Dec 2023 (18 days) by Peter Alan, Blackwood

£650 pcm

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.



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High Street, Abertillery, NP13

PROPERTY ID: 229134030

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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