

LET PROPERTY PACK

INVESTMENT INFORMATION

Rhyl Road, Rhyl, LL18

226953649

 www.letproperty.co.uk





Property Description

Our latest listing is in Rhyl Road, Rhyl, LL18

Get instant cash flow of **£725** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£755** which would provide the investor a Gross Yield of **7.9%** 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...



Rhyl Road, Rhyl, LL18

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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: £31.76

Lease Length: 968

Current Rent: £725

Market Rent: £755

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

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 £725 per calendar month but the potential market rent is

£ 755

Returns Based on Rental Income	£725	£755
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£31.76	
Letting Fees	£72.50	£75.50
Total Monthly Costs	£478.64	£481.64
Monthly Net Income	£246.37	£273.37
Annual Net Income	£2,956.38	£3,280.38
Net Return	8.33%	9.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,770.38**
Adjusted To

Net Return **4.99%**

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

Annual Net Income **£1,936.50**
Adjusted To

Net Return **5.45%**

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 £127,000.



2 bedroom flat for sale

Castle Street, Rhuddlan, Rhyl

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Mar 2024 to 10 Jul 2024 (103 days) by Williams Estates, Rhyl

+ Add to report

£127,000



2 bedroom flat for sale

Rhyl Road, Rhuddlan

NO LONGER ADVERTISED

Marketed from 6 Mar 2020 to 2 Apr 2020 (26 days) by LL Estates, Rhuddlan

+ Add to report

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £805 based on the analysis carried out by our letting team at **Let Property Management**.



£805 pcm

2 bedroom flat

Castlefields, Rhuddlan, LL18

NO LONGER ADVERTISED

Marketed from 22 May 2025 to 1 Jun 2025 (9 days) by OpenRent, London

+ Add to report



£775 pcm

2 bedroom flat

Castlefields, Rhuddlan, LL18

NO LONGER ADVERTISED

Marketed from 5 Dec 2024 to 10 Dec 2024 (4 days) by OpenRent, London

+ 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: **4 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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