

LET PROPERTY PACK

INVESTMENT INFORMATION

Lon Ceiriog, Prestatyn, LL19

225968532

 www.letproperty.co.uk





Property Description

Our latest listing is in Lon Ceiriog, Prestatyn, LL19

Get instant cash flow of **£650** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£756** which would provide the investor a Gross Yield of **7.2%** 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 Ceiriog, Prestatyn,
LL19

225968532



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £1.67 PM

Lease Length: 953 Years

Current Rent: £650 PM

Market Rent: £756 PM

Lounge



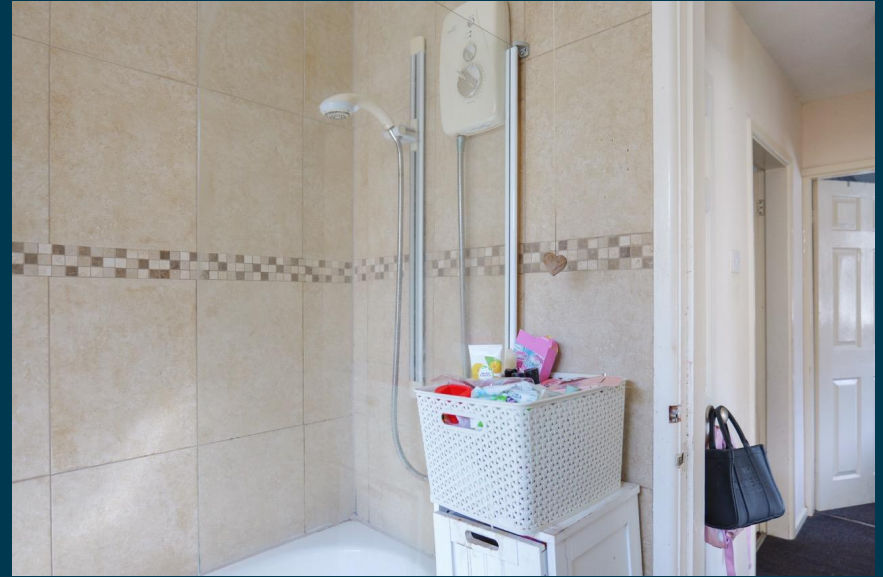
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£6,355
Legal Fees	£1,000.00
Total Investment	£38,980.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 756



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



Returns Based on Rental Income	£650	£756
Mortgage Payments on £94,875.00 @ 5%	£395.31	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.67	
Letting Fees	£65.00	£75.60
Total Monthly Costs	£476.98	£487.58
Monthly Net Income	£173.02	£268.42
Annual Net Income	£2,076.21	£3,221.01
Net Return	5.33%	8.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,709.01**
Adjusted To

Net Return **4.38%**

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

Annual Net Income **£1,343.55**
Adjusted To

Net Return **3.45%**

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 £137,000.



£137,000

2 bedroom terraced bungalow for sale

+ Add to report

Clwyd Court, Prestatyn

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Feb 2025 to 28 Jul 2025 (160 days) by Williams Estates, Prestatyn



£135,000

2 bedroom house for sale

+ Add to report

Prestatyn, LL19

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Jan 2026 to 20 Feb 2026 (21 days) by Williams Estates, Prestatyn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £830 based on the analysis carried out by our letting team at **Let Property Management**.



£830 pcm

2 bedroom apartment

+ Add to

Prestatyn - Ground floor flat with garden and parking space

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jan 2026 to 19 Jan 2026 (10 days) by Beresford Adams Lettings, Prestatyn



£800 pcm

2 bedroom end of terrace house

+ Add to

Prestatyn, LL19

NO LONGER ADVERTISED






LET AGREED

Marketed from 14 Nov 2025 to 4 Dec 2025 (19 days) by ACREA Estate Agency, Rhuddlan

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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