

LET PROPERTY PACK

INVESTMENT INFORMATION

Ffordd Newydd, St. Asaph,
LL17

227420555

 www.letproperty.co.uk





Property Description

Our latest listing is in Ffordd Newydd, St. Asaph, LL17

Get instant cash flow of **£725** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,081** which would provide the investor a Gross Yield of **8.1%** 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...



Ffordd Newydd, St. Asaph,
LL17

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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £725

Market Rent: £1,081

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

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

£ 1,081

Returns Based on Rental Income	£725	£1,081
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£72.50	£108.10
Total Monthly Costs	£587.50	£623.10
Monthly Net Income	£0.00	£457.90
Annual Net Income	£0.00	£5,494.80
Net Return	0.00%	11.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,332.80**
Adjusted To

Net Return **6.71%**

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

Annual Net Income **£3,094.80**
Adjusted To

Net Return **6.23%**

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 £175,000.



£175,000

3 bedroom end of terrace house for sale

+ Add to rep

Heol Clwyd, St. Asaph

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Dec 2025 to 29 Jan 2026 (49 days) by Williams Estates, Denbigh



£170,000

3 bedroom terraced house for sale

+ Add to rep

Heol Afon, St. Asaph, LL17

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Apr 2026 by Williams Estates, Denbigh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom town house

+ Add to report

Ffordd Brenig, St. Asaph, Denbighshire, LL17

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2023 to 14 Mar 2024 (306 days) by Robbie Howarth Estate Agents, Conwy



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Lower Denbigh Road, St. Asaph, Denbighshire, LL17

NO LONGER ADVERTISED

Marketed from 15 Oct 2025 to 27 Nov 2025 (42 days) by Reeds Rains, Rhyl

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: **2 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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