

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Harcourt Road, Llandudno,  
LL30

226554535

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Harcourt Road, Llandudno, LL30

Get instant cash flow of **£1,645** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **8.7%** 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...**



Harcourt Road,  
Llandudno, LL30

226554535



## Property Key Features

**4 bedroom**

**3 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £1,645**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£17,600
Legal Fees	£1,000.00
Total Investment	£87,600.00

# 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 £1,645 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,645	£2,000
Mortgage Payments on £207,000.00 @ 5%	£862.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£164.50	£200.00
<b>Total Monthly Costs</b>	<b>£1,042.00</b>	<b>£1,077.50</b>
<b>Monthly Net Income</b>	<b>£603.00</b>	<b>£922.50</b>
<b>Annual Net Income</b>	<b>£7,236.00</b>	<b>£11,070.00</b>
<b>Net Return</b>	<b>8.26%</b>	<b>12.64%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,070.00**  
Adjusted To

Net Return                      **8.07%**

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

Annual Net Income      **£6,930.00**  
Adjusted To

Net Return                      **7.91%**

# 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 £280,000.



£280,000

## 5 bedroom semi-detached house for sale

+ Add t

Roumania Crescent, Llandudno, Conwy, LL30

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Oct 2020 to 21 May 2021 (205 days) by Beresford Adams, Llandudno



£275,000

## 5 bedroom block of apartments for sale

+ Add t

Queens Road, Llandudno

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2023 to 21 Nov 2023 (122 days) by William Gleave, Llandudno

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

## 4 bedroom house

+ Add to report

Vicarage Road, Llandudno, LL30 1PT

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 16 Sep 2024 (11 days) by Beresford Adams Lettings, Llandudno



£1,600 pcm

## 4 bedroom detached house

+ Add to report

Vicarage Gardens, Llandudno

NO LONGER ADVERTISED

Marketed from 22 Sep 2023 to 8 Jan 2024 (108 days) by Fletcher & Poole, Conwy

# 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.



**LETPROPERTY**