

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Barmouth,
LL42

227596363

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Barmouth, LL42

This property has a potential to rent for **£791.67** which would provide the investor a Gross Yield of **8.7%** 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...



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Property Key Features

2 Primary Business Areas

1 Bathroom

Well Maintained Property

**Ideally situated for local
amenities**

Factor Fees: £125.00 PM

Ground Rent: £12.50 PM

Lease Length: 981 years

Market Rent: £791.67

Primary Business Area



Primary Business Area



Primary Business Area



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit £27,250.00

SDLT Charge £5,450

Legal Fees £1,000.00

Total Investment £33,700.00

Projected Investment Return



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



Returns Based on Rental Income	£791.67
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00
Ground Rent	£12.50
Letting Fees	£79.17
Total Monthly Costs	£572.29
Monthly Net Income	£219.38
Annual Net Income	£2,632.54
Net Return	7.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,049.20**
Adjusted To

Net Return **3.11%**

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

Annual Net Income **£1,147.54**
Adjusted To

Net Return **3.41%**

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 £125,000.



£125,000

Studio flat for sale

+ Add to report

Celebrations of Barmouth, 3 Belle Vue, The Arches, Barmouth LL42 1AD

CURRENTLY ADVERTISED

Marketed from 15 Apr 2026 by Walter Lloyd Jones & Co., Dolgellau



£115,000

Studio flat for sale

+ Add to report

Manchester House, Barmouth, LL42 1EG

NO LONGER ADVERTISED

Marketed from 9 Feb 2025 to 10 May 2025 (90 days) by Walter Lloyd Jones & Co., Dolgellau

Ground Floor Commercial Area | Prominent position on the High Street | Open Plan Office Space | A...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom detached house

Parc Gwyrdd, Tywyn, LL36

NO LONGER ADVERTISED

Marketed from 15 Aug 2024 to 27 Aug 2024 (11 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1541784

+ Add to report



£825 pcm

3 bedroom flat

Y Ddraig Goch, Marine Parade, Tywyn, Gwynedd, LL36

NO LONGER ADVERTISED

Marketed from 21 Oct 2024 to 1 Nov 2024 (11 days) by Morris Marshall & Poole, Newtown

+ Add to report



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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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