

LET PROPERTY PACK

INVESTMENT INFORMATION

Stepney Street, Llanelli,
Dyfed- Wales, SA15

223831306

 www.letproperty.co.uk





Property Description

Our latest listing is in Stepney Street, Llanelli, Dyfed- Wales, SA15

Get instant cash flow of **£875** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** 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...



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Property Key Features

Commercial Unit

6 Office Spaces

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £875

Market Rent: £1,150

Lounge



A bright, modern kitchen and dining area. In the foreground, a white rectangular table is surrounded by red and white chairs. To the left is a tall wooden cabinet. In the background, a kitchen unit with white cabinets, a black countertop, and a window is visible. A microwave and a small refrigerator are on the counter. A large whiteboard with handwritten notes is on the right wall.



Primary Business Area



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

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 £875 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£875	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£87.50	£115.00
Total Monthly Costs	£643.13	£670.63
Monthly Net Income	£231.88	£479.38
Annual Net Income	£2,782.50	£5,752.50
Net Return	5.17%	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £250,000.



£250,000

4 bedroom end of terrace house for sale

Queen Victoria Road, Llanelli, Carmarthenshire, SA15

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Oct 2025 by John Francis, Llanelli



£240,000

4 bedroom end of terrace house for sale

New Road, Llanelli, Dyfed

CURRENTLY ADVERTISED

Marketed from 15 Sep 2025 by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom house

Springfields, Llanelli, Carmarthenshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2026 to 2 Feb 2026 (30 days) by John Francis, Gorseinon



£950 pcm

3 bedroom house

Springfields, Llanelli, Carmarthenshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Dec 2025 to 2 Feb 2026 (60 days) by John Francis, Gorseinon

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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