

LET PROPERTY PACK

INVESTMENT INFORMATION

Brookdale Road, Rhyl, LL18

228832350

 www.letproperty.co.uk





Property Description

Our latest listing is in Brookdale Road, Rhyl, LL18

Get instant cash flow of **£700.00** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£850.00** which would provide the investor a Gross Yield of **6.4%** 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...



Brookdale Road, Rhyl,
LL18

228832350



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

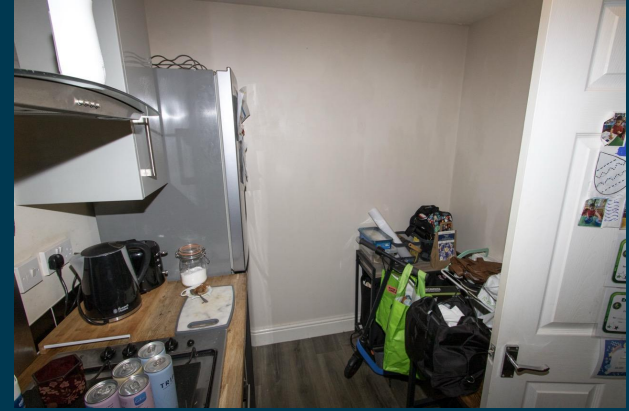
Current Rent: £700.00 PM

Market Rent: £850.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000 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



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£700.00	£850.00
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	£70.00	£85.00
Total Monthly Costs	£585.00	£600.00
Monthly Net Income	£115.00	£250.00
Annual Net Income	£1,380.00	£3,000.00
Net Return	2.78%	6.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,300.00**
Adjusted To

Net Return **2.62%**

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

Annual Net Income **£600.00**
Adjusted To

Net Return **1.21%**

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	2 bedroom detached bungalow for sale Hadley Crescent, Rhyl, LL18 CURRENTLY ADVERTISED Marketed from 11 Mar 2026 by Williams Estates, Rhyl + Add to report
 £170,000	2 bedroom semi-detached house for sale 25 Ronaldsway, Rhy, LL18 2LB CURRENTLY ADVERTISED SOLD STC Marketed from 3 Sep 2026 by Peter Large Estate Agents, Prestatyn + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom detached bungalow

+ Add to report

St. Margarets Drive, Rhyl, LL18

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Oct 2025 to 1 Dec 2025 (33 days) by ACREA Estate Agency, Rhuddlan



£895 pcm

2 bedroom end of terrace house

+ Add to report

Council Terrace, Victoria Road, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 11 Jun 2026 (7 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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