

LET PROPERTY PACK

INVESTMENT INFORMATION

Dunraven House,
Westgate Street, Cardiff,
CF10

228020356

 www.letproperty.co.uk





Property Description

Our latest listing is in Dunraven House, Westgate Street, Cardiff, CF10

Get instant cash flow of **£940** per calendar month with a **8.5%** Gross Yield for investors.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £350.00 PM

Ground Rent: £4.33 PM

Lease Length: 980 Years

Current Rent: £940

Market Rent: £940

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £940 per calendar month.

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



Returns Based on Rental Income	£940
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£350.00
Ground Rent	£4.33
Letting Fees	£94.00
Total Monthly Costs	£875.83
Monthly Net Income	£64.17
Annual Net Income	£770.04
Net Return	1.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,109.96**
Adjusted To

Net Return **-2.72%**

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

Annual Net Income **-£1,158.00**
Adjusted To

Net Return **-2.84%**

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 £195,000.



£195,000

1 bedroom flat for sale

+ Add to report

112 The Hayes, Cardiff CF10 1BL

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Mar 2026 by Herbert R Thomas, Cowbridge



£189,950

1 bedroom apartment for sale

+ Add to report

Hayes Apartments, The Hayes, Cathays, Cardiff

CURRENTLY ADVERTISED

Marketed from 30 Jul 2026 by JP Executive Lettings & Sales Ltd, Cardiff

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,235 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom apartment Anchor Works, Dumballs Road, CF10 NO LONGER ADVERTISED Marketed from 3 Jul 2026 to 9 Jul 2026 (6 days) by Property Sense (GPM PRINCIPAL BRANCH), Covering Nationwide	+ Add to report
	1 bedroom apartment Kenilworth House, Westgate Street, Cardiff CF10 1DJ CURRENTLY ADVERTISED Marketed from 12 Apr 2026 by The Gray House, Cardiff	+ Add to report

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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