LET PROPERTY PACK

INVESTMENT INFORMATION

Glan Peris, Caernarfon,
LL55

222224917

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Glan Peris, Caernarfon LL55

Get instant cash flow of **£648** per calendar month with a **10.4%** Gross Yield for investors.

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

3 Bedrooms

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £648

Lounge





Kitchen







Bedrooms







Bathroom





Exterior



Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	**£18,750.00**
SDLT Charge	**£3,750**
Legal Fees	**£1,000.00**
Total Investment	**£23,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £648 per calendar month.

Returns Based on Rental Income	**£648**
Mortgage Payments on £56,250.00 @ 5%	**£234.38**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**Freehold**
Letting Fees	**£64.80**
Total Monthly Costs	**£314.18**
Monthly Net Income	**£333.83**
Annual Net Income	**£4,005.90**
Net Return	**17.05%**

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,709.90**
Net Return	**11.53%**

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

Annual Net Income Adjusted To	**£2,880.90**
Net Return	**12.26%**

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.



2 bedroom terraced house for sale

+ Add to report

Caernarfon, ,

CURRENTLY ADVERTISED

Marketed from 9 Mar 2026 by CBW Property Management, Aberystwyth

£125,000



2 bedroom house for sale

+ Add to report

Caernarfon, ,

CURRENTLY ADVERTISED

Marketed from 2 Feb 2026 by CBW Property Management, Aberystwyth

£125,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

Rhosbodrual Terrace, Rhosbodrual

NO LONGER ADVERTISED | LET AGREED

Marketed from 2 Apr 2025 to 27 May 2025 (55 days) by Beresford Adams Lettings, Bangor

£700 pcm

Available Now! | Great Location | Allocated Parking | Gas Central Heating | Unfurnished | Council...



3 bedroom apartment

+ Add to report

Wesley Street, Caernarfon, Gwynedd, LL55

NO LONGER ADVERTISED | LET AGREED

Marketed from 27 May 2026 to 25 Jun 2026 (29 days) by Dafydd Hardy, Caernarfon

£695 pcm

Three Bedrooms First Floor flat | Well Presented | Caernarfon Town Central Location | Unfurnished...

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: **3 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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