

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Marine Road, LL22 7PS

214214114





PROPERTY DESCRIPTION

Our latest listing is in Marine Road, LL22 7PS

Rent currently agreed with tenant of **£600** per calendar month which calculates to a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **11.8%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Marine Road, LL22 7PS

214214114

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £600

Market Rent: £650





Purchase Outlay



ASSUMED PURCHASE PRICE

£66,000

10% Deposit (£5,000 Minimum) **£6,600**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,600**

Purchase Balance **£59,400**

SDLT Charge **£3,300**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£63,700**

Your total all in costs would be ~£63,700 after taxes and fees based on a purchase price of £66,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £80,000.



£80,000

2 bedroom apartment for sale

[+ Add to report](#)

Bryn Twr, Abergele, Conwy, LL22

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Mar 2024 to 6 Sep 2024 (162 days) by Dafydd Hardy, Colwyn Bay



£77,000

2 bedroom apartment for sale

[+ Add to report](#)

Bryn Awleon, Bryn Twr, Abergele, Conwy, LL22

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Apr 2024 to 27 Aug 2024 (133 days) by Prys Jones & Booth, Abergele

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 lettings team.



£700 pcm

2 bedroom flat

South Parade, Pensarn, Abergele, LL22

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 26 Sep 2024 (16 days) by OpenRent, London

[+ Add to report](#)



£695 pcm

2 bedroom flat

Pensarn, Abergele

NO LONGER ADVERTISED

Marketed from 28 Sep 2025 to 14 Nov 2025 (46 days) by CANDLIN & CO LTD, Walsall

[+ Add to report](#)



Interested in this
property investment?

Call us on
0161 394 2637

Marine Road, LL22 7PS

PROPERTY ID: 214214114

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.