

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Osborne Grove, Rhyl, LL18
1NP

227930232





PROPERTY DESCRIPTION

Our latest listing is in Osborne Grove, Rhyl, LL18 1NP

Rent currently agreed with tenant of **£700** per calendar month which calculates to a **8.4%** 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.

Please read full legal pack for detailed property information.

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



Osborne Grove, Rhyl,
LL18 1NP

227930232

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: £700

Lounge



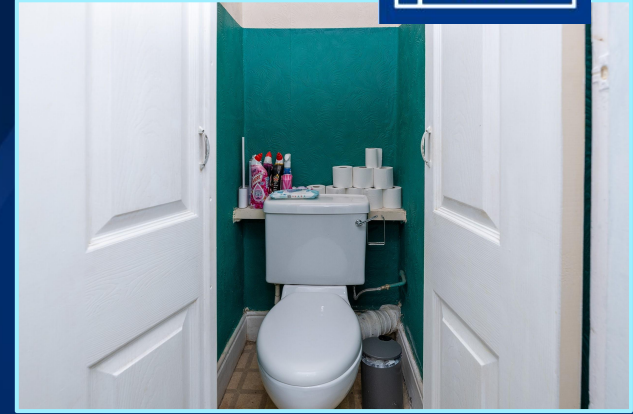
Kitchen



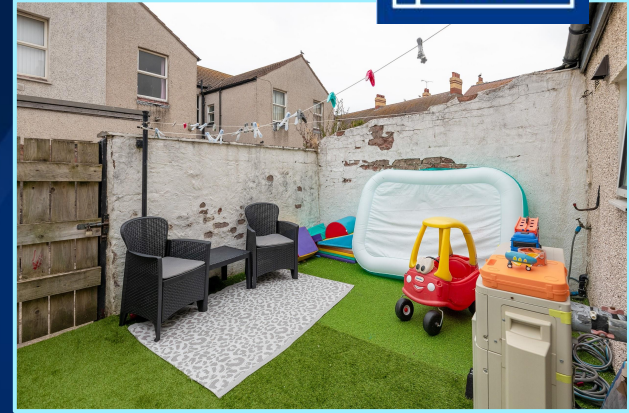
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£100,000

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

Buyers Premium **£6,000**

Paid On Accepted Bid **£16,000**

Purchase Balance **£90,000**

SDLT Charge **£5,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£96,000**

Your total all in costs would be ~£96,000 after taxes and fees based on a purchase price of £100,000. 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 £110,000.



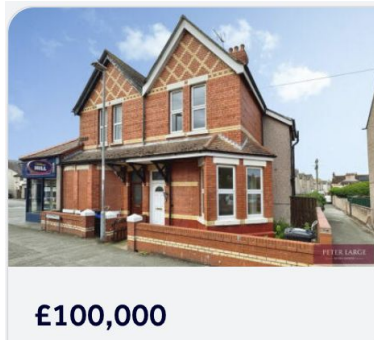
2 bedroom terraced house for sale

[+ Add to report](#)

Warren Road, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED

Marketed from 8 Apr 2024 to 1 Jun 2024 (53 days) by Beresford Adams, Prestatyn



2 bedroom terraced house for sale

[+ Add to report](#)

4 Palace Avenue, Rhyl, LL18 1HR

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jun 2026 by Peter Large Estate Agents, Rhyl

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our lettings team.



2 bedroom terraced house

Marsh Road, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED

Marketed from 19 Mar 2026 to 24 Mar 2026 (4 days) by Reeds Rains, Rhyl

+ Add to report



2 bedroom end of terrace house

Warren Road, Rhyl, Denbighshire, LL18

NO LONGER ADVERTISED

Marketed from 19 Jun 2025 to 23 Jun 2025 (4 days) by Reeds Rains, Rhyl

+ Add to report



Osborne Grove, Rhyl, LL18 1NP

PROPERTY ID: 227930232

Interested in this
property investment?

Call us on
0161 394 2637

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.