

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lon Ceiriog, Prestatyn, LL19

226610829

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lon Ceiriog, Prestatyn, LL19

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to 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.**

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



Lon Ceiriog, Prestatyn,  
LL19

226610829



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: £1.67 PM**

**Lease Length: 953 years**

**Market Rent: £745**

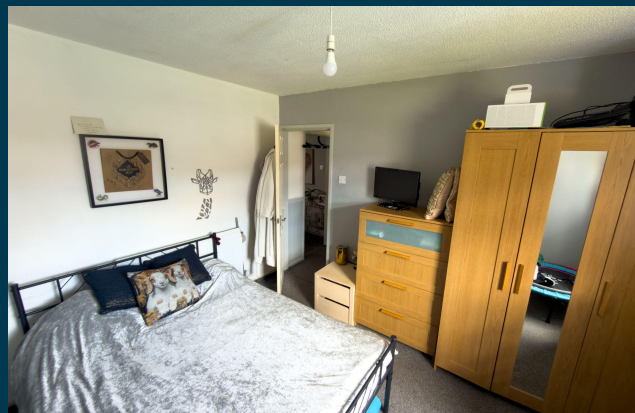
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £126,500.

## ASSUMED PURCHASE PRICE

£ 126,500

SDLT Charge	£6,355
Legal Fees	£1,000
Total Investment	£133,855

# Projected Investment Return



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



Returns Based on Rental Income	£745
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£1.67
Letting Fees	£74.50
<b>Total Monthly Costs</b>	<b>£91.17</b>
<b>Monthly Net Income</b>	<b>£653.83</b>
<b>Annual Net Income</b>	<b>£7,845.96</b>
<b>Net Return</b>	<b>5.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income	<b>£6,356</b>
Adjusted To	
Net Return	<b>4.75%</b>

# 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 £147,250.



## 2 bedroom apartment for sale

+ Add to report

Lido Grange, Sandy Lane, Prestatyn, Denbighshire, LL19 7AX

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2024 to 9 Oct 2025 (581 days) by McCarthy & Stone Resales, Bournemouth

£147,250



## 2 bedroom flat for sale

+ Add to report

Ffordd Tanrallt, Meliden

NO LONGER ADVERTISED

Marketed from 4 Nov 2023 to 12 Jan 2024 (68 days) by Williams Estates, Prestatyn

£139,950

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom flat

+ Add to report

Lon Brynli, Prestatyn

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2025 to 3 Mar 2025 (11 days) by Beresford Adams Lettings, Prestatyn

£825 pcm



## 2 bedroom apartment

+ Add to report

Ffordd Penrhwylyfa, Prestatyn

NO LONGER ADVERTISED




Marketed from 2 Apr 2025 to 7 Apr 2025 (4 days) by Beresford Adams Lettings, Prestatyn

£750 pcm

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



 [www.letproperty.co.uk](http://www.letproperty.co.uk)

Lon Ceiriog, Prestatyn, LL19

PROPERTY ID: 226610829

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.



**LETPROPERTY**