

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Third Avenue, Llay, LL12

227089884





PROPERTY DESCRIPTION

Our latest listing is in Third Avenue, Llay, LL12

Rent currently agreed with tenant of **£950** per calendar month which calculates to a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Third Avenue, Llay, LL12

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious lounge

Private front garden

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £950

Market Rent: £1,150

Exterior



Exterior



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 £250,000.



£250,000

3 bedroom semi-detached house for sale

Drill Hall Court, Llay, LL12

NO LONGER ADVERTISED

Marketed from 16 Jul 2026 to 6 Aug 2026 (20 days) by Monopoly Estate Agents, Rossett

+ Add to report



£230,000

3 bedroom semi-detached house for sale

Ffordd Gryffydd, Llay, LL12

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2026 to 14 Aug 2026 (45 days) by Monopoly Estate Agents, Rossett

+ Add to report

Purchase Outlay



ASSUMED PURCHASE PRICE

£189,750

10% Deposit (£5,000 Minimum) **£18,975**

Buyers Premium **£6,000**

Paid On Accepted Bid **£24,975**

Purchase Balance **£170,775**

SDLT Charge **£10,783**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£182,558**

Your total all in costs would be ~£182,558 after taxes and fees based on a purchase price of £189,750. 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.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our lettings team.



£1,600 pcm

3 bedroom semi-detached house

Chester Road, Rossett, Wrexham, LL12

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Mar 2025 to 7 May 2025 (44 days) by Thornley Groves, Chester

Grade II Listed | Master Bedroom with En-Suite Bathroom | Within Walking Distance Of The Village ...

+ Add to report



£1,445 pcm

3 bedroom semi-detached house

Poplar Cottage, Wrexham

NO LONGER ADVERTISED

Marketed from 6 Oct 2025 to 3 Feb 2026 (119 days) by Cavendish Rentals Ltd, Chester

*** Garden Maintenance Included *** A three bedroom property situated in the very sought after lo...

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Third Avenue, Llay, LL12

PROPERTY ID: 227089884

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.