

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

City Wharf, Atlantic Wharf
Cardiff, CF10

208489023





PROPERTY DESCRIPTION

Our latest listing is in City Wharf, Atlantic Wharf Cardiff, CF10

Rent currently agreed with tenant of **£1,050** per calendar month which calculates to a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,069** which would provide the investor a Gross Yield of **7.8%** 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...



City Wharf, Atlantic
Wharf Cardiff, CF10

208489023

Property Key Features

1 Bedroom

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: £1,050

Market Rent: £1,069

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£165,000

10% Deposit (£5,000 Minimum) **£16,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£22,500**

Purchase Balance **£148,500**

SDLT Charge **£9,050**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£158,550**

Your total all in costs would be ~£158,550 after taxes and fees based on a purchase price of £165,000. 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 £195,000.



£195,000

1 bedroom flat for sale

112 The Hayes, Cardiff CF10 1BL

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Mar 2026 by Herbert R Thomas, Cowbridge

+ Add to report



£190,000

1 bedroom apartment for sale

The Hayes, Cardiff

CURRENTLY ADVERTISED

Marketed from 6 Aug 2026 by Allen & Harris, Pontcanna

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our lettings team.



£1,400 pcm

1 bedroom apartment

Hayes Apartments, The Hayes

CURRENTLY ADVERTISED

Marketed from 19 Aug 2026 by Peter Alan, Cardiff City

+ Add to report



£1,350 pcm

1 bedroom apartment

The Hayes, Cardiff, Cardiff (County of), CF10

CURRENTLY ADVERTISED

Marketed from 28 Aug 2018 by JP Executive Lettings & Sales Ltd, Cardiff

+ Add to report



City Wharf, Atlantic Wharf Cardiff, CF10

PROPERTY ID: 208489023

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.