

LET PROPERTY PACK

INVESTMENT INFORMATION

Grants Pend Kirriemuir,
Angus, DD8 4BH

192494928

 www.letproperty.co.uk





Property Description

Our latest listing is in Grants Pend Kirriemuir, Angus, DD8 4BH

Get instant cash flow of **£344** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

The property is in close proximity to various amenities, has a tenant currently situated and is able to generate great rental returns.

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



Grants Pend Kirriemuir,
Angus, DD8 4BH

192679298



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £344

Market Rent: £450

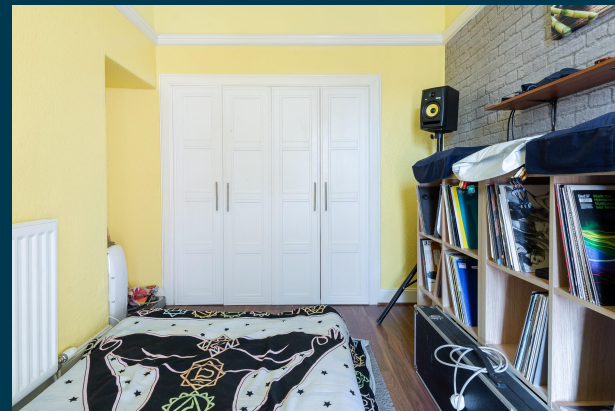
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6% **£3,000**

Legal Fees **£1,000**

Total Investment **£54,000**

Projected Investment Return



The monthly rent of this property is currently set at £344 per calendar month but the potential market rent is

£ 450

Returns Based on Rental Income	£344	£450
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£34.40	£45.00
Total Monthly Costs	£79.40	£90.00
Monthly Net Income	£264.60	£360.00
Annual Net Income	£3,175.20	£4,320.00
Net Return	5.88%	8.00%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,420**
Adjusted To

Net Return **6.33%**



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 £85,000.



Floorplan

£57,000

1 bedroom flat for sale

The Roods, Kirriemuir, Angus, DD8

+ Add to report

NO LONGER ADVERTISED

UNDER OFFER

Double Glazing | Electric Heating | Galley Style Kitchen | Garden Area | Popular Location

Marketed from 19 Nov 2020 to 22 Sep 2021 (307 days) by Wardhaugh Property, Arbroath



Floorplan

£85,000

2 bedroom terraced house for sale

Kirk Wynd, Kirriemuir, DD8

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Key features

Tranquil Location | Quaint Terraced Home | Open Plan Lounge / Kitchen | Open Fire | Bathroom | Two Bedrooms | Allocated Parking | Many Original ...

Marketed from 5 Aug 2021 to 3 Nov 2021 (90 days) by Purplebricks, covering Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £425 based on the analysis carried out by our letting team at **Let Property Management**.



£425 pcm

1 bedroom flat

High Street, Kirriemuir, Angus, DD8

NO LONGER ADVERTISED

Key features

Gas central Heating | Centre of town | Spacious Accommodation | Double glazing

Marketed from 22 Jul 2022 to 25 Jul 2022 (2 days) by Wardhaugh Property, Arbroath

+ Add to report



£400 pcm

1 bedroom flat

Milnes Land, Kirriemuir, Angus, DD8

NO LONGER ADVERTISED

Key features

Double Glazed | Ground Floor | Quiet Location | Electric Heating

Marketed from 28 Apr 2023 to 12 Jun 2023 (44 days) by Wardhaugh Property, Arbroath

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years +**



Standard Short Assured Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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

Grants Pend Kirriemuir, Angus, DD8 4BH

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



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