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## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

St. Andrew Street Galashiels, TDI 1DY

192707479

() www.letproperty.co.uk

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## **Property Description**

Our latest listing is in St. Andrew Street Galashiels, TDI 1DY

Get instant cash flow of £350.00 per calendar month with a 7.6% Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a long term tenant that would like to remain situated, a great potential rental income and a location that allows for easy access to local amenities, this is a perfect addition to an investor's portfolio.

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

#### **LE7PR®PERTY**





#### St. Andrew Street Galashiels, TDI 1DY

192707479

1 Bedroom 1 Bathroom Spacious Lounge Double Glazed Windows

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**Property Key Features** 

Factor Fees: £0.00

Current Rent: £350.00

Market Rent: £450













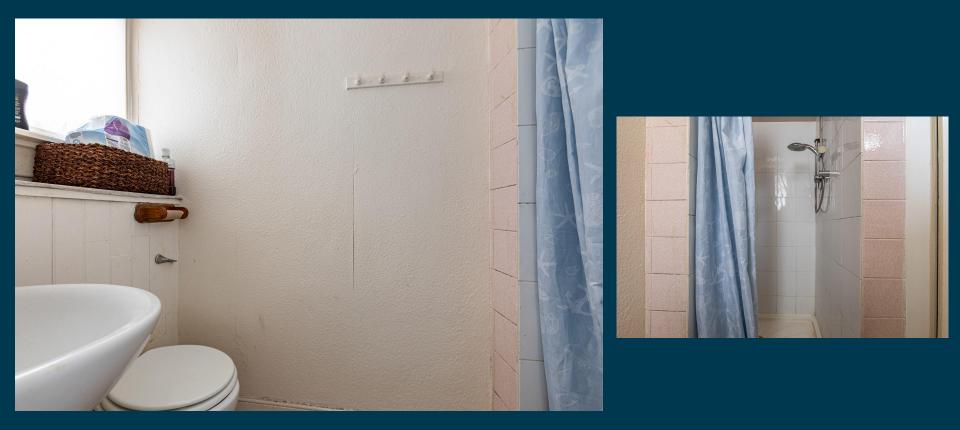
## Bedrooms





## Bathroom





## Exterior









## **Initial** Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£13,750.00
Stamp Duty ADS @ 6%	£3,300.00
Legal Fees	£1,000.00
Total Investment	£18,050.00

## **Projected** Investment Return



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. The monthly rent of this property is currently set at £350.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£350.00	£450
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£35.00	£45.00
Total Monthly Costs	<b>£221.88</b>	<mark>£231.88</mark>
Monthly Net Income	£128.13	<mark>£218.13</mark>
Annual Net Income	£1,537.50	£2,617.50
Net Return	<mark>8.52%</mark>	<mark>14.50%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income£1,717.50Adjusted To

Net Return 9.52%

#### If Interest Rates increased by 2% (from 5% to 7%)

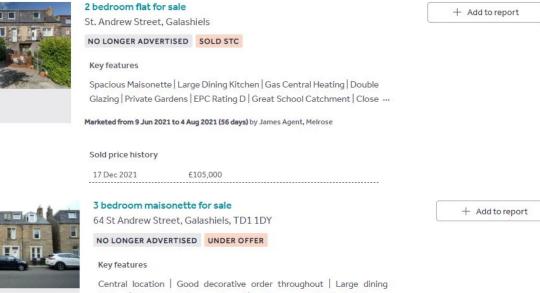
Annual Net Income **£1,792.50** Adjusted To

Net Return **9.93**%

### 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 £105,000.00.





£97,500

£95,000

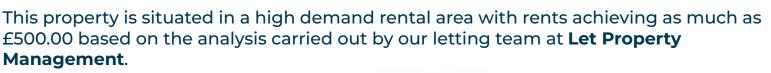
kitchen | Extremely well proportioned | Easily managed & affordable home ....

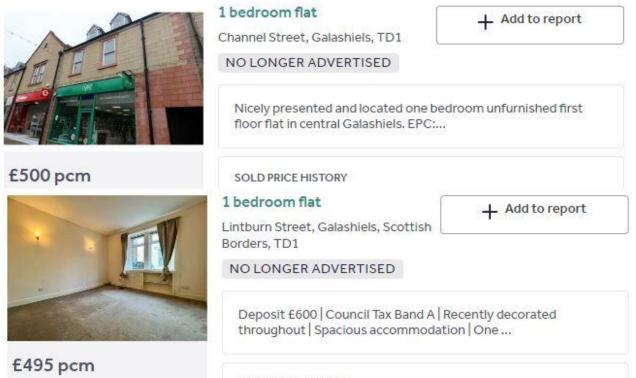
Marketed from 2 Sep 2019 to 5 Jun 2020 (277 days) by Cullen Kilshaw, Galashiels

Sold price history

11 Jun 2020 £97.500

### **Rent Comparables Report**







SOLD PRICE HISTORY

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



Standard Short Assured Tenancy Agreement In Place: Yes





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.



Current term of tenancy: 3 years +



Payment history: On time for length of tenancy





www.letproperty.co.uk

#### St. Andrew Street Galashiels, TD1 1DY

#### 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.

