

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Andrew Street  
Galashiels, TD1 1DY

192707479

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





## Property Description

Our latest listing is in St. Andrew Street Galashiels, TD1 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...



St. Andrew Street  
Galashiels, TD1 1DY

192707479



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Double Glazed Windows**

**Factor Fees: £0.00**

**Current Rent: £350.00**

**Market Rent: £450**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 55,000.00

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

# Projected Investment Return



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

£ 450

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
<b>Total Monthly Costs</b>	<b>£221.88</b>	<b>£231.88</b>
<b>Monthly Net Income</b>	<b>£128.13</b>	<b>£218.13</b>
<b>Annual Net Income</b>	<b>£1,537.50</b>	<b>£2,617.50</b>
<b>Net Return</b>	<b>8.52%</b>	<b>14.50%</b>

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      **£1,717.50**  
Adjusted 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.

 Floorplan



**£95,000**

### 2 bedroom flat for sale

St. Andrew Street, Galashiels

NO LONGER ADVERTISED **SOLD STC**

#### Key features

Spacious Maisonette | Large Dining Kitchen | Gas Central Heating | Double Glazing | Private Gardens | EPC Rating D | Great School Catchment | Close ...

Marketed from 9 Jun 2021 to 4 Aug 2021 (56 days) by James Agent, Melrose

#### Sold price history

17 Dec 2021                      £105,000

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+ Add to report

 Floorplan



**£97,500**

### 3 bedroom maisonette for sale

64 St Andrew Street, Galashiels, TD1 1DY

NO LONGER ADVERTISED **UNDER OFFER**

#### Key features

Central location | Good decorative order throughout | Large dining 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

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500.00 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

## 1 bedroom flat

Channel Street, Galashiels, TD1

NO LONGER ADVERTISED

+ Add to report

Nicely presented and located one bedroom unfurnished first floor flat in central Galashiels. EPC:...

SOLD PRICE HISTORY



£495 pcm

## 1 bedroom flat

Lintburn Street, Galashiels, Scottish Borders, TD1

NO LONGER ADVERTISED

+ Add to report

Deposit £600 | Council Tax Band A | Recently decorated throughout | Spacious accommodation | One ...

SOLD PRICE HISTORY

# 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: **3 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](http://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.



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