

LET PROPERTY PACK

INVESTMENT INFORMATION

Greystone Avenue,
Kelloholm, Sanquhar, DG4
6RB

195775311

 www.letproperty.co.uk





Property Description

Our latest listing is in Greystone Avenue, Kelloholm, Sanquhar, DG4 6RB

Get instant cash flow of **£400** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to 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.

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



Greystone Avenue,
Kelloholm, Sanquhar,
DG4 6RB

195775311



Property Key Features

3 Bedrooms

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit

£17,500.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£24,100.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£400	£700
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£70.00
Total Monthly Costs	£273.75	£303.75
Monthly Net Income	£126.25	£396.25
Annual Net Income	£1,515.00	£4,755.00
Net Return	6.29%	19.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,355.00**
Adjusted To

Net Return **13.92%**

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

Annual Net Income **£3,705.00**
Adjusted To

Net Return **15.37%**

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 £92,000.



£92,000

3 bedroom semi-detached house for sale

+ Add to report

Bute Road, Cumnock

NO LONGER ADVERTISED UNDER OFFER

Marketed from 10 Aug 2023 to 23 Feb 2024 (196 days) by Stonefield Estate Agents, Ayr

Stonefield offer to the market 81 Bute Road, a remarkable opportunity to acquire a splendid resid...



£90,000

3 bedroom semi-detached house for sale

+ Add to report

Murdostoun Place, Biggar, ML12

NO LONGER ADVERTISED SOLD STC

Marketed from 20 Sep 2024 to 24 Oct 2024 (34 days) by Keller Williams Scotland, Scotland

Melissa Kennedy and Keller Williams are delighted to bring to the market this stylish 3 bedroom s...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

3 bedroom semi-detached house

+ Add to report

9 Fernlea Avenue, Mauchline, KA5 6BX

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2023 to 8 Jan 2024 (76 days) by Donald Ross Residential Lettings, Ayr

Lounge | Dining Room | Modern Fitted Kitchen | Three Bedrooms | Family Bathroom | Garage | Drive...



£750 pcm

3 bedroom semi-detached house

+ Add to report

Hillside Catrine East Ayrshire KA5 6QE

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2024 to 15 Oct 2024 (89 days) by 24.7 Property Scotland, Kilmarnock

247 Property is delighted to bring to the rental market this rarely available 3 bedroom semi det...

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 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

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DG4 6RB

PROPERTY ID: 12345678

Interested in this
property investment?

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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