

LET PROPERTY PACK

INVESTMENT INFORMATION

Duke Street, Hawick, TD9
9PY

193184892

 www.letproperty.co.uk





Property Description

Our latest listing is in Duke Street, Hawick, TD9 9PY

Get instant cash flow of **£400.00** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a tenant that would like to remain situated, a good 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...



Duke Street, Hawick, TD9
9PY

193184892



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Four Piece Bathroom

Factor Fees: £0.00

Current Rent: £400.00

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £400.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£400.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£40.00	£60.00
Total Monthly Costs	£320.63	£340.63
Monthly Net Income	£79.38	£259.38
Annual Net Income	£952.50	£3,112.50
Net Return	3.48%	11.38%

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 Adjusted To **£1,912.50**

Net Return **6.99%**

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

Annual Net Income Adjusted To **£1,837.50**

Net Return **6.72%**

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 £76,000.00.

Floorplan



£80,000

3 bedroom maisonette for sale

10-6 Duke Street, Hawick, TD9 9PY

NO LONGER ADVERTISED

Key features

*Good-sized family accommodation over two floors | *Lovely views from all aspects | *Stunning open stone wall | *Log burner | *Dining kitchen

Marketed from 6 Nov 2020 to 23 Aug 2021 (289 days) by Geo & Jas Oliver, W.S, Hawick

+ Add to report

Floorplan



£75,000

3 bedroom flat for sale

Duke Street, Hawick

CURRENTLY ADVERTISED SOLD STC

Key features

HALLWAY | SITTING ROOM | DINING ROOM/BEDROOM 3 | KITCHEN | TWO FURTHER DOUBLE BEDROOMS | BATHROOM | ELECTRIC ...

Marketed from 16 Jan 2023 by Bannerman Burke Properties, Hawick

+ Add to report

Sold price history

11 Feb 2016 £75,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595.00 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

2 bedroom flat

High Street, Hawick, TD9

+ Add to report

NO LONGER ADVERTISED

This lovely two bedroom, unfurnished property is situated the main street of Hawick, close to loc...

Marketed from 24 Jan 2023 to 13 Feb 2023 (20 days) by RentLocally.co.uk Ltd, Edinburgh



£595 pcm

2 bedroom flat

High Street, Hawick

+ Add to report

NO LONGER ADVERTISED

LET AGREED






**** AVAILABLE NOW**** | Spacious upper apartment | Two double bedrooms | Gas central heating | LARN1...

Marketed from 11 Jan 2023 to 31 Mar 2023 (79 days) by Countrywide Residential Lettings, Hamilton

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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years +**
-  Payment history: **On time for length of tenancy**

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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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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