

LET PROPERTY PACK

INVESTMENT INFORMATION

Halliburton Place,
Galashiels, TD1 2JH

194554600

 www.letproperty.co.uk





Property Description

Our latest listing is in Halliburton Place, Galashiels, TD1 2JH

Get instant cash flow of **£435.00** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£450.00** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Halliburton Place,
Galashiels, TD1 2JH

194554600



Property Key Features

1 Bedroom

1 Bathroom

Good condition

Easy access to local amenities

Factor Fees: £0.00

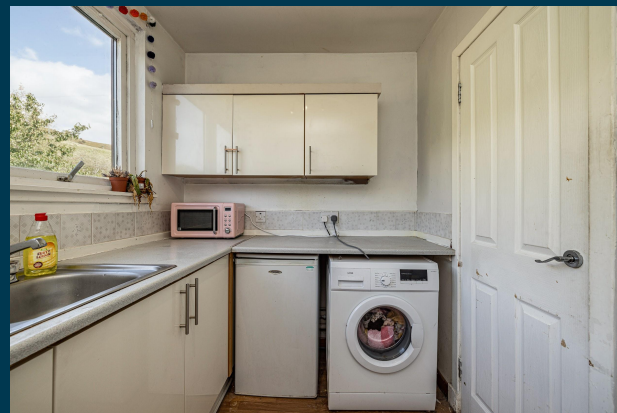
Current Rent: £435.00

Market Rent: £450.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000 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
Total Investment	£18,050.00

Projected Investment Return



The monthly rent of this property is currently set at £435.00 per calendar month but the potential market rent is

£ 450.00

Returns Based on Rental Income	£435.00	£450.00
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£43.50	£45.00
Total Monthly Costs	£230.38	£231.88
Monthly Net Income	£204.63	£218.13
Annual Net Income	£2,455.50	£2,617.50
Net Return	13.60%	14.50%

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%)

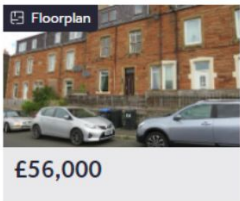
Annual Net Income **£1,792.50**
Adjusted To

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 £56,000.00.



1 bedroom ground floor flat for sale
144 Halliburton Place, Galashiels, TD1 2JH

+ Add to report

NO LONGER ADVERTISED

Key features
*Main door with ground floor access | *Beautifully presented throughout |
*Private garden | *Furniture and white goods included | *CLOSING DATE ...

Marketed from 26 May 2021 to 8 Nov 2021 (166 days) by Geo & Jas Oliver, W.S, Hawick

Sold price history
10 Sep 2021 £65,007



1 bedroom ground floor flat for sale
114 Glendinning Terrace, Galashiels, TD1 2JP

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Key features
Immaculate one bedroom ground floor flat | Move-in condition |
Completely refurbished by the current owner | Ideal as a starter home or ...

Marketed from 7 Dec 2022 to 15 Dec 2022 (8 days) by Cullen Kilshaw, Galashiels

Sold price history
20 Dec 2022 £50,000

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

Magdala Terrace, Galashiels, TD1

+ Add to report

NO LONGER ADVERTISED

One bedroom part furnished flat in popular borders town of Galashiels. Pleasant 1 bed part furnis...

SOLD PRICE HISTORY

10 Aug 2006	£58,000
28 Nov 2005	£36,500



£450 pcm

Floorplan

1 bedroom flat

High Buckholmside, Galashiels, Scottish Borders, TD1

+ Add to report

NO LONGER ADVERTISED

Deposit £700 | Council Tax Band A | Well appointed lower ground floor flat | Terrace area to fron...






SOLD PRICE HISTORY

30 Jun 2023	£50,000
8 Aug 2013	£35,500
27 May 2003	£27,150

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: **3 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

Halliburton Place, Galashiels, TD1 2JH

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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