

LET PROPERTY PACK

INVESTMENT INFORMATION

Waverley Terrace Hawick,
TD9 9JT

197919896

 www.letproperty.co.uk





Property Description

Our latest listing is in Waverley Terrace
Hawick, TD9 9JT

Get instant cash flow of **£270.00** per calendar
month with a **5.9%** 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.

**This property would be the perfect addition
to an investors portfolio as it is in the ideal
location for those wanting to rent and it's
able to generate a rewarding rental income.**

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



Waverley Terrace Hawick,
TD9 9JT

197919896



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Garden Grounds

Factor Fees: £0.00

Current Rent: £270.00

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 £270.00 per calendar month but the potential market rent is

£ 450.00

Returns Based on Rental Income	£270.00	£450.00
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£27.00	£45.00
Total Monthly Costs	£213.88	£231.88
Monthly Net Income	£56.13	£218.13
Annual Net Income	£673.50	£2,617.50
Net Return	3.73%	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 £99,950.00.



£99,950



3 bedroom maisonette for sale

13 Waverley Terrace, Hawick, TD9 9JT

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Well proportioned three bedroom apartment | Fantastic family home | Close to town center and all ...

SOLD PRICE HISTORY	
4 Apr 2023	£92,500
27 Aug 2009	£75,000
17 Jun 2008	£90,000



£95,000

2 bedroom maisonette for sale

9 Waverley Terrace, Hawick, TD9 9JT

+ Add to report

NO LONGER ADVERTISED

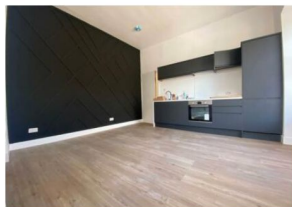
* Striking views over town and countryside | * Detached garage | * Excellent condition throughout...

Marketed from 31 Jan 2023 to 31 Jan 2023 by Geo & Jas Oliver, W.S, Hawick

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

19E Oliver Crescent, Hawick,

+ Add to report

NO LONGER ADVERTISED

Fridge Freezer | Shower

SOLD PRICE HISTORY

11 Feb 2021	£37,000
4 May 2018	£37,000



£450 pcm

1 bedroom flat

O'Connell Street, Hawick, Scottish Borders, TD9

+ Add to report

NO LONGER ADVERTISED **LET AGREED**






Deposit £450 | Council Tax Band A | Well presented throughout | One double bedroom | Shared garde...

Marketed from 22 Mar 2023 to 12 Apr 2023 (21 days) by Cullen Kilshaw Lettings, Galashiels

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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