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LET PROPERTY PACK

INVESTMENT INFORMATION

Scott Street, Galashiels, TD1 1DX

194960817

(www.letproperty.co.uk





Property Description

Our latest listing is in Scott Street, Galashiels, TDI 1DX

Get instant cash flow of £555 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, a long term tenant currently situated and a rewarding potential rental income, this is a perfect addition to an investor's portfolio.

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

LETPR®PERTY





Scott Street, Galashiels, TD1 1DX

194960817

3 Bedroom Factor F 2 Bathroom Current Spacious Rooms Market Bathroom and Ensuite

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Property Key Features

Factor Fees: £0.00

Current Rent: £555

Market Rent: £700













Bedrooms





Bathroom





Exterior







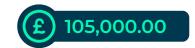






Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

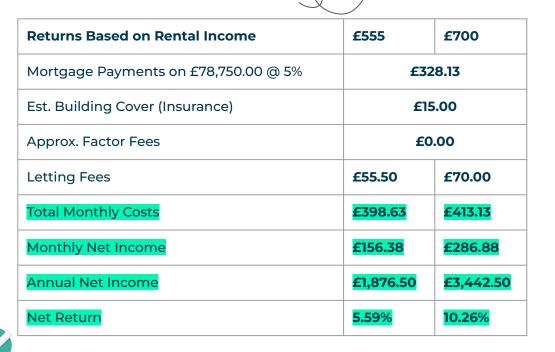


25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
Legal Fees	£1,000.00
Total Investment	£33,550.00

Projected Investment Return



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. The monthly rent of this property is currently set at £555 per calendar month but the potential market rent is



700

Return Stress Test Analysis Report





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

Annual Net Income **£2,042.50** Adjusted To

Net Return

6.09%

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

Annual Net Income **£1,867.50** Adjusted To

Net Return 5

5.57%

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 £117,000.00.



£100,000

O LONGER ADV	ERTISED UNDE	ROFFER		
Key features				
	acious. First 3 Bedrooms. Pri		oor flat. Open	plan

Sold price history

10 Oct 2022 £117,000



£105,000

3 bedroom maisonette f	or sale
Scott Street, Galashiels,	TD1
NO LONGER ADVERTISED	SOLD STC

Key features

Tastefully presented and spacious three-bedroom, main door maisonette flat. \mid Located in the town centre, and close to the rail station of historic \ldots

Marketed from 24 Apr 2022 to 12 Sep 2022 (141 days) by MOV8 Real Estate, Scotland Head Office

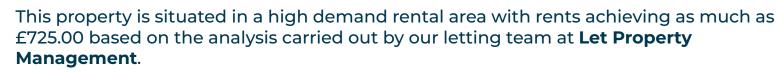
Sold price history

5 Jul 2022 £114,251

+ Add to report

+ Add to report

Rent Comparables Report





£725 pcm



NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer

SOLD PRICE HISTORY



£695 pcm

3 bedroom maisonette

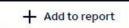
198 Scott Street, Galashiels

NO LONGER ADVERTISED LET AGREED

VIEWINGS ON HOLD Spacious three-bedroom, main door maisonette with a private garden area within w...

SOLD PRICE HISTORY







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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Scott Street, Galashiels, TDI 1DX

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.

