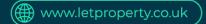


LET PROPERTY PACK

INVESTMENT INFORMATION

Lady Road Place, Newtongrange, Dalkeith, EH22 4SU

199018126











Property Description

Our latest listing is in Lady Road Place, Newtongrange, Dalkeith, EH22 4SU

Get instant cash flow of £725 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

With a location that is ideal for families, tenants that have taken great care of the space and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.

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





Lady Road Place, Newtongrange, Dalkeith, EH22 4SU

199018126



2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

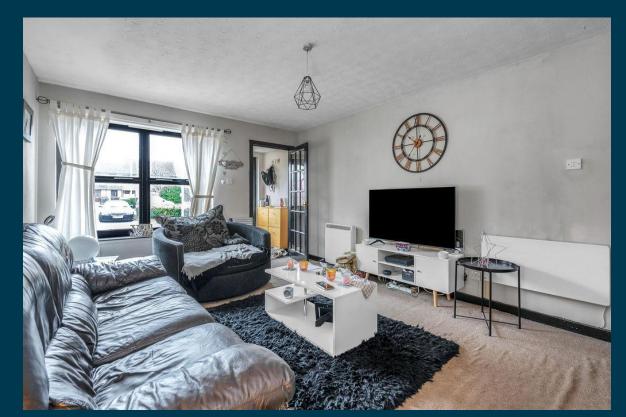
Factor Fees: £0.00

Current Rent: £725

Market Rent: £1,000

Lounge



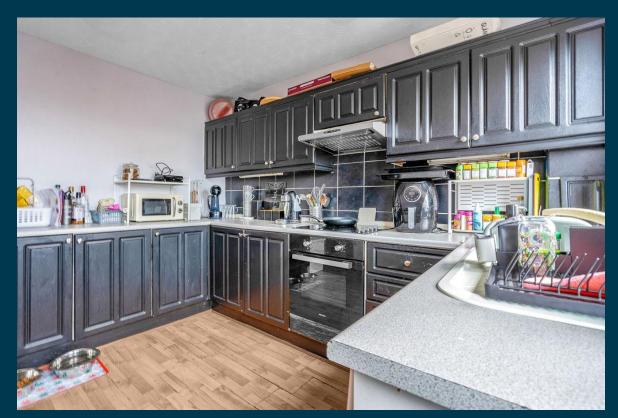






Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£42,500.00**

Stamp Duty ADS @ 6% **£10,200.00**

Legal Fees £1,000.00

Total Investment £53,700.00

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 £725 per calendar month but the potential market rent is

Returns Based on Rental Income	£725	£1,000
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£72.50	£100.00
Total Monthly Costs	£618.75	£646.25
Monthly Net Income	£106.25	£353.75
Annual Net Income	£1,275.00	£4,245.00
Net Return	2.37%	7.91 %

Return Stress Test Analysis Report





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

Annual Net Income

£2,245.00

Adjusted To

Net Return

4.18%

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

Annual Net Income

£1,695.00

Adjusted To

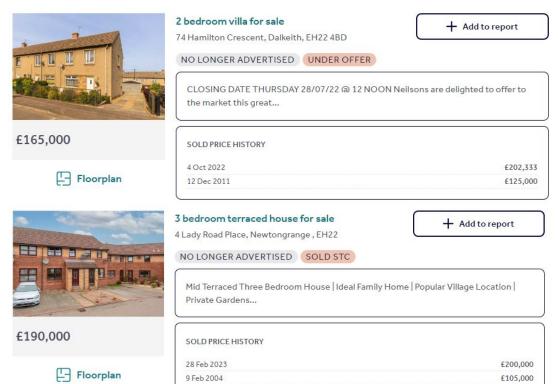
Net Return

3.16%

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 £202,333.00.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050.00 based on the analysis carried out by our letting team at **Let Property**Management.



£1,050 pcm

2 bedroom terraced house

Aspen Drive, Gorebridge, EH23

NO LONGER ADVERTISED

This impressive two bedroom terraced house is available immediately and presented in great condit...

Marketed from 28 Jul 2023 to 2 Aug 2023 (4 days) by YOUR MOVE, Dalkeith



£995 pcm

2 bedroom semi-detached house

Easter Langside Crescent, Dalkeith

NO LONGER ADVERTISED LET AGREED

Rent £995, Deposit £1,145 | Available September 2022 | Sorry no pets or smokers | Part Furnished(...

Marketed from 23 Aug 2022 to 2 Sep 2022 (9 days) by Castlebrae Sales and Letting Ltd, Bathgate

+ Add to report

+ Add to report

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 Short Assured 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Lady Road Place, Newtongrange, Dalkeith, EH22 4SU

PROPERTY ID: 12345678

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.

