

LET PROPERTY PACK

INVESTMENT INFORMATION

Lady Road Place,
Newtongrange, Dalkeith,
EH22 4SU

199018126

 www.letproperty.co.uk





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...



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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

Current Rent: £725

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 170,000.00

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



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 1,000



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%

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 **£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.



£165,000



2 bedroom villa for sale

74 Hamilton Crescent, Dalkeith, EH22 4BD

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

CLOSING DATE THURSDAY 28/07/22 @ 12 NOON Neilsons are delighted to offer to the market this great...

SOLD PRICE HISTORY	
4 Oct 2022	£202,333
12 Dec 2011	£125,000



£190,000



3 bedroom terraced house for sale

4 Lady Road Place, Newtongrange , EH22

+ Add to report

NO LONGER ADVERTISED SOLD STC

Mid Terraced Three Bedroom House | Ideal Family Home | Popular Village Location | Private Gardens...

SOLD PRICE HISTORY	
28 Feb 2023	£200,000
9 Feb 2004	£105,000

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

+ Add to report

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

+ Add to report

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

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: **5 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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