

LET PROPERTY PACK

INVESTMENT INFORMATION

Seggarsdean Park,
Haddington EH41 4NB

197574341

 www.letproperty.co.uk





Property Description

Our latest listing is in Seggarsdean Park, Haddington EH41 4NB

Get instant cash flow of **£800** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.9%** 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...



Seggarsdean Park,
Haddington EH41 4NB

197574341



Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Garden Grounds

Factor Fees: £0.00

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£5,250.00
Legal Fees	£1,000.00
Total Investment	£50,000.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £131,250.00 @ 4%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£641.88	£661.88
Monthly Net Income	£158.13	£338.13
Annual Net Income	£1,897.50	£4,057.50
Net Return	3.80%	8.12%

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 **£2,057.50**
Adjusted To

Net Return **4.12%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£1,432.50**
Adjusted To

Net Return **2.87%**

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 £230,000.



£230,000



4 bedroom terraced house for sale

Seggarsdean Park, Haddington, EH41

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Double Rooms With Built In Storage | Immaculate 4 Bed Terraced Family Home | Open Plan Dinni...

SOLD PRICE HISTORY	
26 Oct 2022	£245,000
20 Oct 2015	£175,000



£195,000



3 bedroom end of terrace house for sale

49 Seggarsdean Court Haddington EH41 4LZ

+ Add to report

NO LONGER ADVERTISED

CLOSING DATE - 06/03/2023 at 12pm - A superbly located and extended end terrace villa set within ...

SOLD PRICE HISTORY	
22 Sep 2005	£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

Floorplan

2 bedroom end of terrace house

CHALYBEATE, Haddington, East Lothian, EH41

+ Add to report

CURRENTLY ADVERTISED

Brand New Kitchen | New bathroom | Private garage & ample on-street parking | Gas central heating...

SOLD PRICE HISTORY

24 Mar 2023	£190,000
16 Dec 2020	£168,500
10 Dec 2015	£149,000

Marketed from 22 Nov 2023 by Gilson Gray LLP, Edinburgh



£1,175 pcm

2 bedroom terraced house

Hays Walk, Haddington, East Lothian, EH41

+ Add to report

NO LONGER ADVERTISED

2 bedroom | unfurnished | off street parking | house | double glazing

SOLD PRICE HISTORY






21 Dec 2022	£188,426
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Marketed from 30 Aug 2023 to 5 Sep 2023 (5 days) by DJ Alexander, Edinburgh

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 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.



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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