

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Ettrick Terrace, Hawick, TD9 9LJ

198789164











#### **Property Description**

Our latest listing is in Ettrick Terrace, Hawick, TD9 9LJ

Get instant cash flow of £420 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 11.1% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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







Ettrick Terrace, Hawick, TD9 9LJ



1 bedroom

1 bathroom

**Garden Grounds** 

**Easy access to Local Amenities** 

Factor Fees: £0.00

**Ground Rent: N/A** 

Lease Length: N/A

**Current Rent: £420** 

Market Rent: £600

198789164

## Lounge









## Kitchen









#### **Bedrooms**









## **Bathroom**







#### **Exterior**









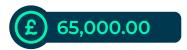
#### **Initial Outlay**





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£16,250.00** 

Stamp Duty ADS @ 6% **£3,900.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £21,150.00

#### **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 £420 per calendar month but the potential market rent is

Returns Based on Rental Income	£420	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£42.00	£60.00
Total Monthly Costs	£260.13	£278.13
Monthly Net Income	£159.88	£321.88
Annual Net Income	£1,918.50	£3,862.50
Net Return	9.07%	18.26%

#### Return Stress Test Analysis Report





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

£2,662.50

Annual Net Income

...

**Adjusted To** 

Net Return

12.59%

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

Annual Net Income

£2,887.50

Adjusted To

Net Return

13.65%

#### 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 £75,000.



2 bedroom maisonette for sale

11/2 Ettrick Terrace, Hawick, TD9 9LJ

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

Successful rental history | Spacious accommodation | Internal and external storage facilities S...

£75,000

Marketed from 19 Jul 2023 by Cullen Kilshaw, Hawick



£75,000

2 bedroom apartment for sale

Ettrick Terrace, Hawick

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ground Floor Apartment | 2 Bedrooms | Freshly Decorated | Popular Residential Location Private ...

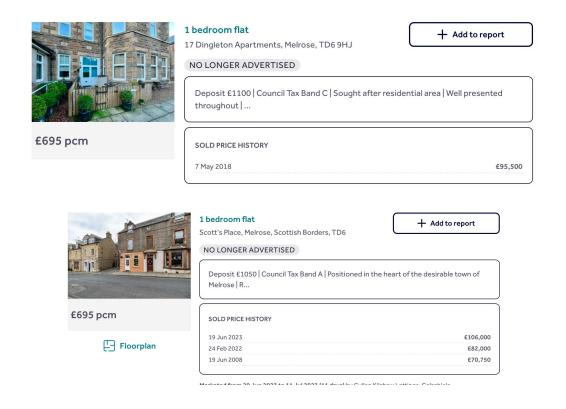
Marketed from 18 Jun 2022 to 29 Aug 2022 (72 days) by James Agent, Melrose



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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: 4 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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Ettrick Terrace, Hawick, TD9 9LJ



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.