

LET PROPERTY PACK

INVESTMENT INFORMATION

Ettrick Terrace, Hawick,
TD9 9LJ

198789164

 www.letproperty.co.uk





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 be a great long term investment for an investor.

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



Ettrick Terrace, Hawick,
TD9 9LJ

198789164



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 65,000.00

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



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 600



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.



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

Annual Net Income **£2,662.50**
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.



£75,000

2 bedroom maisonette for sale

11/2 Ettrick Terrace, Hawick, TD9 9LJ

CURRENTLY ADVERTISED

UNDER OFFER

+ Add to report

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

Marketed from 19 Jul 2023 by Cullen Kilshaw, Hawick



£75,000

2 bedroom apartment for sale

Ettrick Terrace, Hawick

NO LONGER ADVERTISED

SOLD STC

+ Add to report

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**.



£695 pcm

1 bedroom flat

17 Dingleton Apartments, Melrose, TD6 9HJ

+ Add to report

NO LONGER ADVERTISED

Deposit £1100 | Council Tax Band C | Sought after residential area | Well presented throughout | ...

SOLD PRICE HISTORY

7 May 2018	£95,500
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£695 pcm



1 bedroom flat

Scott's Place, Melrose, Scottish Borders, TD6

+ Add to report

NO LONGER ADVERTISED

Deposit £1050 | Council Tax Band A | Positioned in the heart of the desirable town of Melrose | R...

SOLD PRICE HISTORY






19 Jun 2023	£106,000
24 Feb 2022	£82,000
19 Jun 2008	£70,750

Mediated from 19 Jun 2023 to 11 Jul 2023 (11 days) by Colton Kirkwood - Letting - Colchester

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.



www.letproperty.co.uk

Ettrick Terrace, Hawick, TD9 9LJ

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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