

LET PROPERTY PACK

INVESTMENT INFORMATION

Kelton Bank, Glencaple Road Dumfries, DG1 4TZ

199668570











Property Description

Our latest listing is in Kelton Bank, Glencaple Road Dumfries, DG1 4TZ

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 10.0% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Kelton Bank, Glencaple Road Dumfries, DG1 4TZ



2 bedroom

2 bathroom

Garden Grounds

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £1,000

19966857C

Lounge









Kitchen







Bedrooms









Bathroom







Exterior





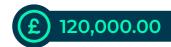
Initial Outlay





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£30,000.00**

Stamp Duty ADS @ 6% **£7,200.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £38,200.00

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.

Returns Based on Rental Income	£1,000
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£100.00
Total Monthly Costs	£490.00
Monthly Net Income	£510.00
Annual Net Income	£6,120.00
Net Return	16.02%

Return Stress Test Analysis Report





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

Annual Net Income

£4,120.00

Adjusted To

Net Return

10.79%

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

Annual Net Income

£4,320.00

Adjusted To

Net Return

11.31%

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 £625,000.





Kelton, Dumfries, DG1

NO LONGER ADVERTISED UNDER OFFER

CLOSING DATE SET: 16/08/22 @ 12 NOON | 4 reception rooms | 6 bedrooms | 2 bathrooms | Generous q...

Marketed from 13 Jul 2022 to 12 Dec 2022 (152 days) by Savills Rural Sales, Dumfries



£380,000

5 bedroom detached bungalow for sale

Kelton, Dumfries, DG1 4UA

NO LONGER ADVERTISED SOLD STC

BEAUTIFUL Situation, STUNNING Coastal Views, \mid Detached Bespoke Bungalow, \mid 5/6 Bedroom with Mast...

Marketed from 31 Aug 2022 to 23 Nov 2022 (84 days) by Hunters, Carlisle

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property**Management.



£1,800 pcm



Onyx Mews, London

NO LONGER ADVERTISED

Duplex Apartment | Two double bedrooms | Two bathrooms | Communal gardens | Allocated parking spa...

SOLD PRICE HISTORY

Upland Road, South Croydon, CR2

NO LONGER ADVERTISED

2 bedroom house

to Amenities ...

12 Dec 2003 **£296,995**



Two Double Bedrooms | Summerhouse | Recently Refurbished | Residential Area | Close

£1,600 pcm

Marketed from 24 Apr 2023 to 25 Apr 2023 (1 days) by Cray & Norton Estate Agents, Croydon

+ 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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**

Kelton Bank, Glencaple Road Dumfries, DG1 4TZ

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.

