

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Abbey Lane, Edinburgh  
EH8 8JH

205383086

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Abbey Lane, Edinburgh EH8 8JH

Get instant cash flow of **£1,400** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£2,204** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**3 bedroom**

**3 bathroom**

**Modern Kitchen**

**Three Piece Shower Room**

**Factor Fees: £180.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £1,400**

**Market Rent: £2,204**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £400,000.00 and borrowing of £300,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 400,000.00

|                     |             |
|---------------------|-------------|
| 25% Deposit         | £100,000.00 |
| Stamp Duty ADS @ 6% | £24,000.00  |
| LBTT Charge         | £13,350     |
| Legal Fees          | £1,000.00   |
| Total Investment    | £138,350.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,400 per calendar month but the potential market rent is

£ 2,204

| Returns Based on Rental Income        | £1,400            | £2,204           |
|---------------------------------------|-------------------|------------------|
| Mortgage Payments on £300,000.00 @ 5% | £1,250.00         |                  |
| Est. Building Cover (Insurance)       | £15.00            |                  |
| Approx. Factor Fees                   | £180.00           |                  |
| Ground Rent                           | N/A               |                  |
| Letting Fees                          | £140.00           | £220.40          |
| <b>Total Monthly Costs</b>            | <b>£1,585.00</b>  | <b>£1,665.40</b> |
| <b>Monthly Net Income</b>             | <b>-£185.00</b>   | <b>£538.60</b>   |
| <b>Annual Net Income</b>              | <b>-£2,220.00</b> | <b>£6,463.20</b> |
| <b>Net Return</b>                     | <b>-1.60%</b>     | <b>4.67%</b>     |

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      **£2,055.20**  
Adjusted To

Net Return                      **1.49%**

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

Annual Net Income      **£463.20**  
Adjusted To

Net Return                      **0.33%**

# 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 £260,000.



£260,000



## 2 bedroom flat for sale

30/2 Abbey Lane, Abbeyhill, Edinburgh, EH8 8JH

+ Add to report

CURRENTLY ADVERTISED

Part exchange available! McEwan Fraser is delighted to present this stunning modern two-bedroom f..

Marketed from 9 Feb 2024 by McEwan Fraser Legal, Edinburgh



£250,995



## 2 bedroom apartment for sale

Abbey Lane, Edinburgh, EH8 8JH

+ Add to report

NO LONGER ADVERTISED

Contemporary designer units with matching upstands | Stainless steel oven with hob, extractor hoo...

Marketed from 24 May 2019 to 24 May 2019 by Bellway Homes Ltd (Scotland East)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,295 based on the analysis carried out by our letting team at **Let Property Management**.



£2,295 pcm

## 3 bedroom flat

Easter Road, Edinburgh, Midlothian, EH7

+ Add to report

NO LONGER ADVERTISED LET AGREED

Well-presented and modern three double bedroom, first floor HMO property which benefits from gas ...

Marketed from 20 Mar 2024 to 3 May 2024 (44 days) by DJ Alexander, Edinburgh



£2,100 pcm

## 3 bedroom flat

Maryfield, Abbeyhill, Edinburgh, EH7

+ Add to report

NO LONGER ADVERTISED






Double glazing | Shower | Washing machine | Television | Fridge Freezer

Marketed from 4 Jan 2024 to 8 Feb 2024 (35 days) by Smart Property, 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: **2 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](http://www.letproperty.co.uk)

Abbey Lane, Edinburgh EH8 8JH

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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