

LET PROPERTY PACK

INVESTMENT INFORMATION

Robertsons Buildings,
Barrack Street, Perth, PH1

207156040

 www.letproperty.co.uk





Property Description

Our latest listing is in Robertsons Buildings, Barrack Street, Perth, PH1

Get instant cash flow of **£450** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£525** which would provide the investor a Gross Yield of **9.7%** 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...



Robertsons Buildings,
Barrack Street, Perth, PH1

207156040



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Current Rent: £450

Market Rent: £525

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 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



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 £450 per calendar month but the potential market rent is

£ 525

Returns Based on Rental Income	£450	£525
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£45.00	£52.50
Total Monthly Costs	£263.13	£270.63
Monthly Net Income	£186.88	£254.38
Annual Net Income	£2,242.50	£3,052.50
Net Return	10.60%	14.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,002.50**
Adjusted To

Net Return **9.47%**

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

Annual Net Income **£2,077.50**
Adjusted To

Net Return **9.82%**

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 £70,000.



£70,000

2 bedroom flat for sale

Barrack Street, Perth, Perthshire, PH1

NO LONGER ADVERTISED

City Centre Location | Double Glazing

Marketed from 11 May 2017 to 14 Aug 2017 (94 days) by Premier Properties Perth, Perth

+ Add to report



£49,950

1 bedroom flat for sale

Barrack Street, Perth

NO LONGER ADVERTISED **SOLD STC**

Gas Central Heating | Ideal Investment or a First Time Buyer Opportunity | Great Location | Move ...

SOLD PRICE HISTORY

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom flat

Barrack Street, Perth, Perthshire, PH1

+ Add to report

NO LONGER ADVERTISED

A cosy two bedroom first floor flat. This freshly decorated property is a hidden gem along Barrac...

Marketed from 9 May 2024 to 13 May 2024 (4 days) by Simple Approach Estate Agents, Perth



£450 pcm

1 bedroom flat

Barrack Street, Perth, PH1

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1956762

Marketed from 17 Jan 2024 to 23 Jan 2024 (6 days) by OpenRent, London

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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

Robertsons Buildings, Barrack Street,
Perth, PH1

PROPERTY ID: 12345678

Interested in this
property investment?

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.



LETPROPERTY