

LET PROPERTY PACK

INVESTMENT INFORMATION

Lochee High Street,
Dundee, DD2 3BZ

208115262

 www.letproperty.co.uk





Property Description

Our latest listing is in Lochee High Street, Dundee, DD2 3BZ

Get instant cash flow of **£350** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **15.4%** 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...



Lochee High Street,
Dundee, DD2 3BZ

208115262



Property Key Features

Commercial Unit

Massage and Beauty Salon

Bathroom

Reception

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £450

Reception



Hallway



Service Area



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 35,000

SDLT Charge

£1,750

Legal Fees

£1,000

Total Investment

£37,750

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 450



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	£350	£450
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£35.00	£45.00
Total Monthly Costs	£50.00	£60.00
Monthly Net Income	£300.00	£390.00
Annual Net Income	£3,600.00	£4,680.00
Net Return	9.54%	12.40%

Return **Stress Test** Analysis Report

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

Annual Net Income **£3,780**
Adjusted To

Net Return **10.01%**



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 £50,000.



£50,000

1 bedroom flat for sale

152 High Street, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED

Freshly Renovated | Walk In Condition | Gas Central Heating | New Double Glazing | New Kitchen | ...

Marketed from 24 May 2023 to 4 Aug 2023 (71 days) by Purplebricks, covering Dundee



£35,000

Property for sale

139 High Street, Dundee, DD2 3DB

+ Add to report

CURRENTLY ADVERTISED

• Prime Property Auctions is excited to bring to market this excellent Commercial investment Oppo...

Marketed from 4 Jun 2024 by Prime Property Auctions (Scotland) Ltd, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £475 based on the analysis carried out by our letting team at **Let Property Management**.



£475 pcm

2 bedroom flat

HIGH STREET, LOCHEE, DUNDEE, DD2

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | New carpets throughout | New Hob & Oven | New Kitchen |

...

Marketed from 1 Jul 2019 to 31 Jul 2019 (30 days) by RentLocally.co.uk Ltd, Edinburgh



£350 pcm

1 bedroom property

High Street, Lochee, Dundee, DD2

+ Add to report

NO LONGER ADVERTISED

LET AGREED

* AVAILABLE NOW* ZERO DEPOSIT!!* 1 BED SPLIT LEVEL UPPER FLAT * SPACIOUS BEDROOM* LOUNGE, KITCHEN...

Marketed from 20 Jan 2017 to 13 Mar 2017 (52 days) by YOUR MOVE, Dundee

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

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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