

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cuiken Terrace, Penicuik,  
EH26

205765205

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





## Property Description

Our latest listing is in Cuiken Terrace, Penicuik, EH26

Get instant cash flow of **£650** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,132** which would provide the investor a Gross Yield of **9.4%** 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 be a rewarding addition to an investor portfolio.**

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



Cuiken Terrace, Penicuik,  
EH26

205765205



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious room**

**Large Kitchen**

**Factor Fees: £8.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £1,132**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 6%	£8,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,950.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,132

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	£650	£1,132
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£8.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£113.20
<b>Total Monthly Costs</b>	<b>£541.13</b>	<b>£589.33</b>
<b>Monthly Net Income</b>	<b>£108.88</b>	<b>£542.68</b>
<b>Annual Net Income</b>	<b>£1,306.50</b>	<b>£6,512.10</b>
<b>Net Return</b>	<b>2.84%</b>	<b>14.17%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,248.10**  
Adjusted To

Net Return                      **9.25%**

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

Annual Net Income      **£4,337.10**  
Adjusted To

Net Return                      **9.44%**

# 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 £217,000.



£217,000

## 2 bedroom semi-detached house for sale

55 Royal Court, Penicuik, EH26 0JH

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

Truly walk in condition semi detached home | Refitted modern kitchen/dining room | 2 Bedrooms, lo...

Marketed from 22 Oct 2023 by McDougall McQueen, Dalkeith Property Hub



£210,000

## 2 bedroom semi-detached house for sale

20 Rullion Green Avenue, Penicuik, EH26

+ Add to report

NO LONGER ADVERTISED SOLD STC

Semi-Detached Villa - Two Double Bedrooms | Immaculate Move-In Presentation | Spacious Double Bed...

SOLD PRICE HISTORY



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

+ Add to report

Fairfield Gardens, Fairmilehead, Edinburgh, EH10

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 29 Feb 2024 (19 days) by 1LET, Edinburgh



£1,325 pcm

2 bedroom flat

+ Add to report

Durie Loan, Edinburgh, EH17

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 by DJ Alexander, 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: **5 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)

Cuiken Terrace, Penicuik, EH26

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**