

LET PROPERTY PACK

INVESTMENT INFORMATION

Northcote Street, Hawick,
TD9

211441025

 www.letproperty.co.uk





Property Description

Our latest listing is in Northcote Street, Hawick, TD9

Get instant cash flow of **£400** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** 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...



Northcote Street, Hawick,
TD9

211441025



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £400

Market Rent: £600

Lounge



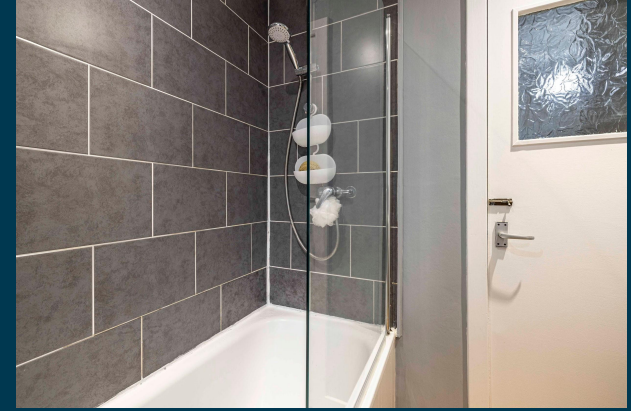
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,700.00

Projected Investment Return



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

£ 600

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	£400	£600
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£40.00	£60.00
Total Monthly Costs	£273.75	£293.75
Monthly Net Income	£126.25	£306.25
Annual Net Income	£1,515.00	£3,675.00
Net Return	6.67%	16.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,475.00**
Adjusted To

Net Return **10.90%**

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

Annual Net Income **£2,625.00**
Adjusted To

Net Return **11.56%**

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 £85,000.



£82,500

3 bedroom maisonette for sale

+ Add to report

2/6 Northcote Street, Hawick, TD9 9QU

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 16 May 2022 to 22 Nov 2022 (190 days) by Cullen Kilshaw, Hawick



£79,900

3 bedroom flat for sale

+ Add to report

4/6 Northcote Street, Hawick, TD9 9QU

CURRENTLY ADVERTISED

Marketed from 28 Feb 2024 by Cullen Kilshaw, Hawick

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

3 bedroom flat

+ Add to report

Princes Street, Hawick, Scottish Borders, TD9

NO LONGER ADVERTISED

Marketed from 27 Jun 2023 to 5 Jul 2023 (7 days) by Cullen Kilshaw Lettings, Galashiels



£595 pcm

2 bedroom flat

+ Add to report

High Street, Hawick

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jan 2023 to 31 Mar 2023 (79 days) by Countrywide Residential Lettings, Hamilton

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

Northcote Street, Hawick, TD9

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