

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Selkirk, TD7
4BZ

212275526

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Selkirk, TD7 4BZ

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

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.



Returns Based on Rental Income	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£350.63
Monthly Net Income	£349.38
Annual Net Income	£4,192.50
Net Return	15.82%

Return Stress Test Analysis Report



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

Annual Net Income **£2,792.50**
Adjusted To

Net Return **10.54%**

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

Annual Net Income **£2,917.50**
Adjusted To

Net Return **11.01%**

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 £80,000.



£80,000

3 bedroom maisonette for sale

+ Add to report

86 Mill Street, Selkirk

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 Oct 2020 to 25 Mar 2021 (149 days) by Hastings Legal, Selkirk



£75,000

3 bedroom maisonette for sale

+ Add to report

SELF-CONTAINED MAISONETTE, 41 High Street, Selkirk, Selkirkshire, Scottish Borders

NO LONGER ADVERTISED

Marketed from 6 Jan 2021 to 6 Jan 2021 by EDWIN THOMPSON, Galashiels

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

3 bedroom maisonette

Scott Street, Galashiels, TD1

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 19 Aug 2024 (46 days) by OpenRent, London

[+ Add to report](#)



£795 pcm

3 bedroom flat

Meigle Street, Galashiels, TD1

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 16 Oct 2024 (13 days) by Cox & Co, Edinburgh

[+ Add to report](#)

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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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.



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