

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

High Street, Selkirk, TD7 4BZ

212275526











#### **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...







High Street, Selkirk, TD7 4BZ



### **Property Key Features**

3 Bedrooms

1 Bathroom

**Modern Kitchen** 

Three Piece Bathroom

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £700

212275526

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**



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	ТВС
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

£2,792.50

Annual Net Income

C

**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.





#### 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**.



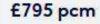
3 bedroom maisonette

+ Add to report

Scott Street, Galashiels, TD1

NO LONGER ADVERTISED

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





3 bedroom flat

+ Add to report

Meigle Street, Galashiels, TD1

NO LONGER ADVERTISED

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

£795 pcm

#### **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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



High Street, Selkirk, TD7 4BZ



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.