

LET PROPERTY PACK

INVESTMENT INFORMATION

Miller Street, Innerleithen,
EH44

212457044

 www.letproperty.co.uk





Property Description

Our latest listing is in Miller Street, Innerleithen, EH44

Get instant cash flow of **£475** per calendar month with a **5.0%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Innerleithen, it will make for a reliable long term investment for an investor.

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



Miller Street, Innerleithen,
EH44

212457044



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £475

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

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	£475
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£47.50
Total Monthly Costs	£421.88
Monthly Net Income	£53.13
Annual Net Income	£637.50
Net Return	1.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£312.50**
Adjusted To

Net Return **-0.94%**

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

Annual Net Income **-£1,087.50**
Adjusted To

Net Return **-3.28%**

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.



Miller Street, Innerleithen, EH44

212457044

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