

LET PROPERTY PACK

INVESTMENT INFORMATION

Gellatly Street, Dundee,
DD1

214875167

 www.letproperty.co.uk





Property Description

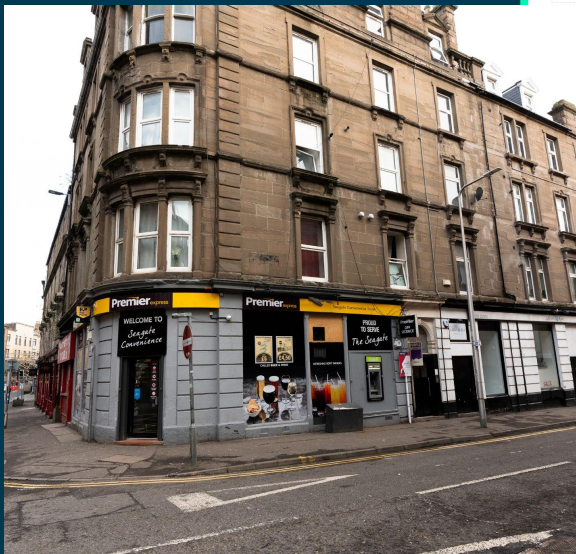
Our latest listing is in Gellatly Street, Dundee, DD1

Get instant cash flow of **£950** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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



Gellatly Street, Dundee,
DD1

214875167



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

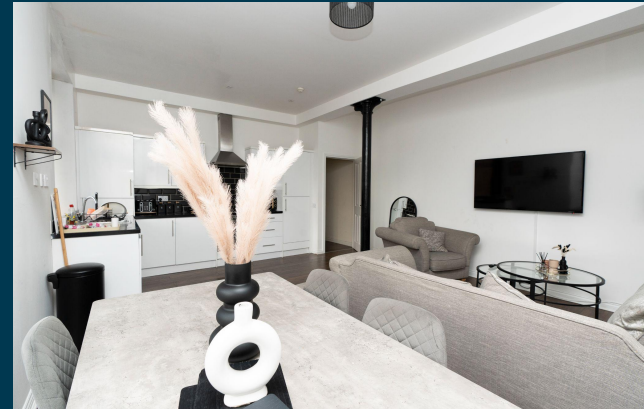
Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit

£37,500.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£100

Legal Fees

£1,000.00

Total Investment

£50,600.00

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.



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£578.75	£583.75
Monthly Net Income	£371.25	£416.25
Annual Net Income	£4,455.00	£4,995.00
Net Return	8.80%	9.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **5.92%**

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


Annual Net Income **£2,745.00**
Adjusted To

Net Return **5.42%**

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 £160,000.00.



2 bedroom flat for sale [+ Add to report](#)


Marine Parade, Dundee, Angus, DD1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Apr 2024 to 22 Nov 2024 (216 days) by YOUR MOVE, Dundee

Attractive 2 bedroom apartment | Stunning quayside location | Easy reach to city centre | EPC - B...

£160,000




[View floor plan](#)

Sold price history: [View](#)

22/03/2004 **£96,000**

EPC: [View](#)

(Approx.) Sqft: **689 sq ft** Price (£) per sqft: **£232.26**



2 bedroom flat for sale [+ Add to report](#)

South Victoria Dock Road, Dundee, DD1

NO LONGER ADVERTISED

Marketed from 14 Jul 2023 to 14 Aug 2023 (30 days) by Thorntons Property Services, Dundee




First Floor Apartment | Lounge/ Dining | Fitted Kitchen | 2 Bedrooms | Bathroom & En-suite | GCH; ...

£160,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000.00 based on the analysis carried out by our letting team at **Let Property Management**.

	<p>2 bedroom ground floor flat</p> <p>Quayside Mews, DUNDEE, DD1</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 16 Jan 2025 by RentLocally.co.uk Ltd, Dundee</p> <p>Central location Excellent University Location Fully Tiled Bathroom Integrated d...</p> <p> Sold price history: View</p> <p>06/05/2013 £139,950</p>	+ Add to report
	<p>2 bedroom flat</p> <p>Springfield, Dundee, DD1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 16 Dec 2024 to 28 Dec 2024 (11 days) by OpenRent, London</p> <p>No Agent Fees Property Reference Number: 2326547</p>	+ 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: **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.



Gellatly Street, Dundee, DD1

PROPERTY ID: 214875167

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