

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mansfield Garden, Hawick,  
TD9

215095738

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Mansfield Garden, Hawick, TD9

Get instant cash flow of **£400** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **11.0%** 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...**



Mansfield Garden,  
Hawick, TD9

215095738



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

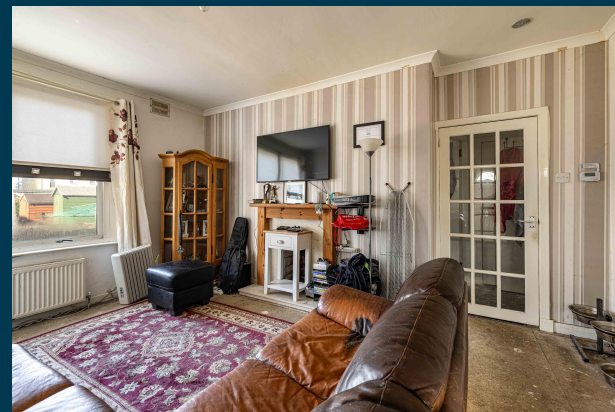
**Lease Length: Freehold**

**Current Rent: £400**

**Market Rent: £550**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00



# Projected Investment Return



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

£ 550



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	£550
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£55.00
Total Monthly Costs	£242.50	£257.50
Monthly Net Income	£157.50	£292.50
Annual Net Income	£1,890.00	£3,510.00
Net Return	9.09%	16.88%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,410.00**  
Adjusted To

Net Return                      **11.59%**

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



Annual Net Income      **£2,610.00**  
Adjusted To

Net Return                      **12.55%**

# 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.

 <p>£85,000</p>	<h3>2 bedroom flat for sale</h3> <p>11 Mansfield Gardens, Hawick, TD9 8AN</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 12 Jun 2024 by Cullen Kilshaw, Hawick</p> <p>On-street parking   Private, enclosed gardens to the front and rear   Wonderful investment potential</p>	<a href="#">+ Add to</a>
 <p>£65,000</p>	<h3>2 bedroom flat for sale</h3> <p>Mansfield Gardens, Hawick</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 3 Feb 2023 to 12 Jul 2023 (158 days) by Bannerman Burke Properties, Hawick</p> <p>HALLWAY   KITCHEN   LIVING ROOM   2 DOUBLE BEDROOMS   SHOWER ROOM   FRONT GARDEN</p>	<a href="#">+ Add to</a>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 3 bedroom maisonette

+ Add to report

13/6 Duke Street, Hawick, TD9 9QB

NO LONGER ADVERTISED

Marketed from 3 Oct 2024 to 11 Oct 2024 (7 days) by Cullen Kilshaw Lettings, Galashiels



£600 pcm

## 2 bedroom flat

+ Add to report

Mansfield Road, Hawick, TD9

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 25 Mar 2025 (1 days) by Lowrie Property, Hawick



# 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.



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Mansfield Garden, Hawick, TD9

PROPERTY ID: 215095738

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**