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LET PROPERTY PACK

INVESTMENT INFORMATION

South Street, Musselburgh, EH21 6AT

215797705

www.letproperty.co.uk





Property Description

Our latest listing is in South Street, Musselburgh, EH21 6AT

Get instant cash flow of £750 per calendar month with a 7.2% Gross Yield for investors.

This property has a potential to rent for £913 which would provide the investor a Gross Yield of 8.8% 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...

LETPR[®]PERTY





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Property Key Features

1 bedroom 1 bathroom Well Maintained Property On-Street Parking Communal Garden at the Back Easy Access to Local Amenities

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £750 Market Rent: £913 Lounge





Kitchen





Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Image: DepositImage: Deposit25% Deposit**£31,250.00**Stamp Duty ADS @ 6%IField - Stamp Duty ADS @ 6%LBTT Charge**£0**Legal Fees**£1,000.00**Total Investment**£42,250.00**

PROPERTY VALUATION

Projected Investment Return



913

The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750.00	£913
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	Freehold	
Letting Fees	£75.00	£91.30
Total Monthly Costs	£480.63	£496.93
Monthly Net Income	£269.38	£416.08
Annual Net Income	£3,232.50	£4,992.90
Net Return	7.65%	11.82%



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.

Return Stress Test Analysis Report





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

Annual Net Income £3,166.90 Adjusted To

Net Return 7.50%

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

Annual Net Income £3.117.90 Adjusted To

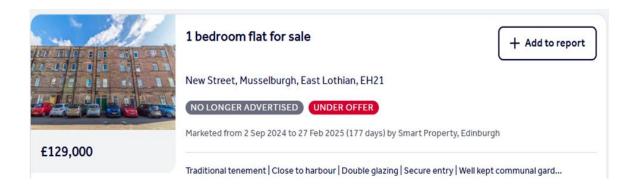
Net Return

7.38%

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 £130,000.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat	+ Add to report
	North High Street, Musselburgh, East Lothian, EH21	
	NO LONGER ADVERTISED	
£925 pcm	Marketed from 16 Jan 2024 to 5 Feb 2024 (20 days) by Home Lettings, Edinburgh	
E925 pen	Shower	



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





Standard Tenancy Agreement In Place: **Yes**





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.



Current term of tenancy: 0-2 years

Payment history: On time for length of tenancy





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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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PROPERTY ID: 12345678