

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Maritime House, 26 East  
Dock Street, Dundee, DD1  
3EA

212958409

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





## Property Description

Our latest listing is in Maritime House, 26 East Dock Street, Dundee, DD1 3EA

Get instant cash flow of **£1,450** per calendar month with a **8.7%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Maritime House, 26 East  
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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Three Piece Bathroom**

**Factor Fees: 100 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,450**

**Market Rent: £1,450**



# Lounge

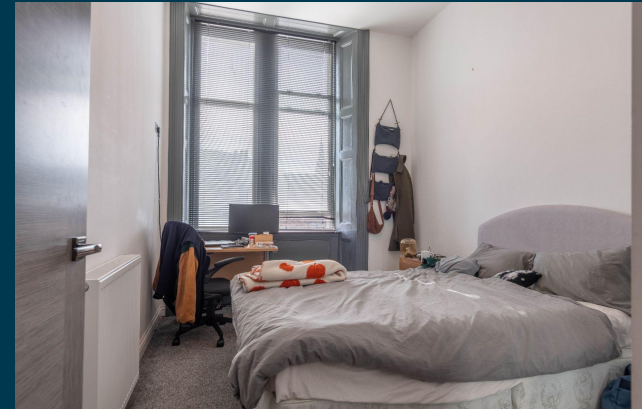




# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 200,000.00

25% Deposit	£50,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£1,100
Legal Fees	£1,000.00
Total Investment	£68,100.00



# 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	£1,450
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	100 pm
Ground Rent	Freehold
Letting Fees	£145.00
Total Monthly Costs	£785.00
Monthly Net Income	£665.00
Annual Net Income	£7,980.00
Net Return	11.72%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,080.00**  
Adjusted To

Net Return                      **7.46%**

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

Annual Net Income      **£4,980.00**  
Adjusted To

Net Return                      **7.31%**

# 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 £220,000.



£220,000

## 2 bedroom apartment for sale

+ Add to report

Marine Parade Walk, Dundee, DD1

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Nov 2024 to 7 Apr 2025 (142 days) by Yopa, Scotland & The North



£200,000

## 2 bedroom flat for sale

+ Add to report

South Victoria Dock Road, Dundee, Angus, DD1

CURRENTLY ADVERTISED

Marketed from 4 Oct 2024 by Slater Hogg & Howison, Dundee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 2 bedroom apartment

Forester Street, Dundee, DD1

NO LONGER ADVERTISED

Marketed from 20 Dec 2019 to 9 Apr 2020 (110 days) by Homesure, Ayrshire

+ Add to report



£1,650 pcm

## 2 bedroom flat

Marine Parade Walk, Dundee, DD1

NO LONGER ADVERTISED

Marketed from 4 Jun 2023 to 20 Jul 2023 (45 days) by OpenRent, London

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



Maritime House, 26 East Dock Street,  
Dundee, DD1 3EA

PROPERTY ID: 212958409

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**