

LET PROPERTY PACK

INVESTMENT INFORMATION

Broughton Road,
Edinburgh, EH7 4EQ

216324381

 www.letproperty.co.uk





Property Description

Our latest listing is in Broughton Road, Edinburgh, EH7 4EQ

This property has a potential to rent for **£1,332** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Broughton Road,
Edinburgh, EH7 4EQ

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Property Key Features

1 Bedroom

1 Bathroom

Ideal for First Time Buyers

Well-kept flat

Common Rear Garden

On-street parking

Ideal for Working Professionals

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,332

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 8%	£14,000.00
LBTT Charge	£600
Legal Fees	£1,000.00
Total Investment	£59,350.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 1,332



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	£0	£1,332
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£0.00	£133.20
Total Monthly Costs	£561.88	£695.08
Monthly Net Income	-£561.88	£636.93
Annual Net Income	-£6,742.50	£7,643.10
Net Return	-11.36%	12.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,979.10**
Adjusted To

Net Return **8.39%**

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


Annual Net Income **£5,018.10**
Adjusted To

Net Return **8.46%**

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 £183,000.



£183,000

1 bedroom flat for sale


Albert Street, Leith, Edinburgh, EH7

NO LONGER ADVERTISED

Marketed from 11 Jul 2024 to 27 Sep 2024 (77 days) by Northwood, Edinburgh

Prime city location with Calton Hill views | Fully renovated interiors | Bright living/dining roo...

+ Add to report



£180,000

1 bedroom flat for sale

41 Balfour Street, Edinburgh, EH6

NO LONGER ADVERTISED UNDER OFFER

Marketed from 26 Aug 2024 to 30 Oct 2024 (64 days) by Aberdein Considine, Edinburgh

Lovely Maindoor Flat | Rear Facing Lounge | Good Sized Bedroom | Gas CH and DG | Excellent First ...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

1 bedroom flat

+ Add to report

Dundonald Street, Newtown, Edinburgh, EH3

NO LONGER ADVERTISED

Marketed from 8 Feb 2024 to 14 Mar 2024 (35 days) by Cox & Co, Edinburgh

Shower | Washing machine | Fridge Freezer



£1,345 pcm

1 bedroom flat

+ Add to report

East Claremont Street, New Town, Edinburgh

NO LONGER ADVERTISED

Marketed from 3 Apr 2025 to 22 Apr 2025 (18 days) by Murray & Currie, Edinburgh

Fridge Freezer | Shower | Heating | Secure Entry Phone

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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PROPERTY ID: 216324381

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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