

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. John Street, Galashiels,  
TD1 3JX

216032776

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





## Property Description

Our latest listing is in St. John Street, Galashiels, TD1 3JX

Get instant cash flow of **£350** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**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...**



St. John Street, Galashiels,  
TD1 3JX

216032776



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Spacious Rooms**

**Factor Fees: tbc**

**Ground Rent: tbc**

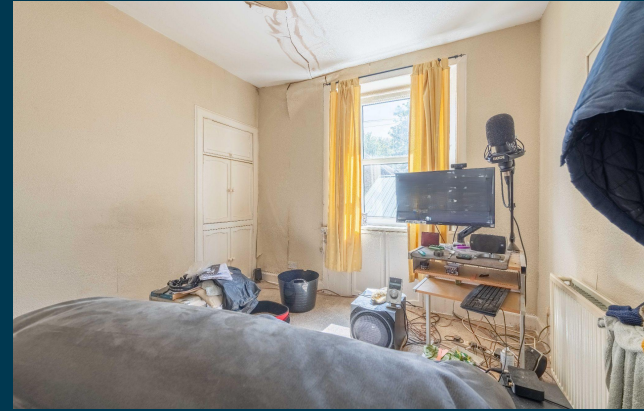
**Lease Length: tbc**

**Current Rent: £350**

**Market Rent: £600**

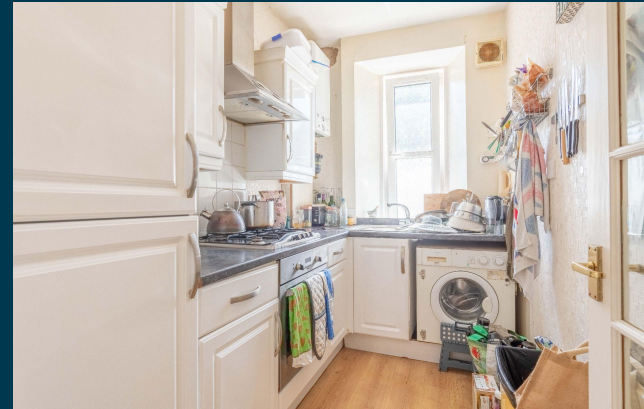


# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 8%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,750.00



# 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 £350 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£350	£600
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£35.00	£60.00
Total Monthly Costs	£284.38	£309.38
Monthly Net Income	£65.63	£290.63
Annual Net Income	£787.50	£3,487.50
Net Return	3.06%	13.54%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,287.50**  
Adjusted To

Net Return                      **8.88%**

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

Annual Net Income      **£2,362.50**  
Adjusted To

Net Return                      **9.17%**

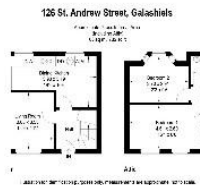
# Sale Comparables Report



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 £95,000.



£95,000



[View floor plan](#)

## 2 bedroom flat for sale

[+ Add to report](#)

St. Andrew Street, Galashiels

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Jun 2021 to 4 Aug 2021 (56 days) by James Agent, Melrose

Spacious Maisonette | Large Dining Kitchen | Gas Central Heating | Double Glazing | Private Garde...

### Sold price history:

[View](#)

17/12/2021	£105,000
29/10/2018	£89,000
15/06/2011	£97,500

### EPC:

[View](#)

(Approx.) Sqft: **743 sq ft** Price (£) per sqft: **£141.37**



£95,000

## 2 bedroom flat for sale

[+ Add to report](#)

34 Livingstone Place, Galashiels, TD1 1ED

NO LONGER ADVERTISED

Marketed from 25 Apr 2019 to 30 Apr 2019 (4 days) by Cullen Kilshaw, Galashiels

# 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

## 2 bedroom flat

23/1 Bank Street, Galashiels, TD1 1EN

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 14 Aug 2023 (2 days) by Cullen Kilshaw Lettings, Galashiels

Deposit £975 | Council Tax Band B | Spacious second floor flat | Nicely presented throughout | Ce...

+ Add to report



£625 pcm

## 2 bedroom flat

58 St John Street, Galashiels, TD1 3JX

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 21 Jan 2025 (5 days) by Cullen Kilshaw Lettings, Galashiels

+ 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.



St. John Street, Galashiels, TD1 3JX

PROPERTY ID: 216032776

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**