

LET PROPERTY PACK

INVESTMENT INFORMATION

Creemills Walk, Newton
Stewart, DG8

217372380

 www.letproperty.co.uk





Property Description

Our latest listing is in Creemills Walk, Newton Stewart, DG8

Get instant cash flow of **£500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Creemills Walk, Newton
Stewart, DG8

217372380



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Private Garden (back only)

Factor Fees: £33 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£500	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£90.00
Total Monthly Costs	£457.38	£497.38
Monthly Net Income	£42.63	£402.63
Annual Net Income	£511.50	£4,831.50
Net Return	1.31%	12.40%

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 **£3,031.50**
Adjusted To

Net Return **7.78%**

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

Annual Net Income **£3,106.50**
Adjusted To

Net Return **7.98%**

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 £120,000.



£120,000

3 bedroom semi-detached house for sale

+ Add to report

Creemills Walk, Newton Stewart

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2021 to 19 Nov 2021 (90 days) by Yopa, Scotland & The North



£110,000

3 bedroom semi-detached house for sale

+ Add to report

30 Creemills Walk, Newton Stewart

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 May 2024 to 20 Jan 2025 (245 days) by Williamson & Henry, Kirkcudbright

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.



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Creemills Walk, Newton Stewart, DG8

PROPERTY ID: 217372380

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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