


LET PROPERTY PACK

INVESTMENT INFORMATION

Glendyne Place, Sanquhar,
DG4

216566578

 www.letproperty.co.uk





Property Description

Our latest listing is in Glendyne Place, Sanquhar, DG4

Get instant cash flow of **£520** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£630** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Glendyne Place,
Sanquhar, DG4

216566578



Property Key Features

2 Bedrooms

1 Bathroom

Greenhouse

Front and Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £630

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit **£21,250.00**

Stamp Duty ADS @ 8% **£6,800.00**

LBTT Charge **£0**

Legal Fees **£1,000.00**

Total Investment £29,050.00

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 £520 per calendar month but the potential market rent is

£ 630

Returns Based on Rental Income	£520	£630
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.00	£63.00
Total Monthly Costs	£332.63	£343.63
Monthly Net Income	£187.38	£286.38
Annual Net Income	£2,248.50	£3,436.50
Net Return	7.74%	11.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,176.50**
Adjusted To

Net Return **7.49%**

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

Annual Net Income **£2,161.50**
Adjusted To

Net Return **7.44%**

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 £85,000.



£85,000

2 bedroom semi-detached house for sale

+ Add to report

Glendyne Place, Sanquhar, Dumfries And Galloway

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2022 to 21 Jun 2022 (166 days) by MQ Estate Agents and Lettings, Covering Scotland



£75,000

Land for sale

+ Add to report

, Land at Stevenson Court, Sanquhar, DG46AE

NO LONGER ADVERTISED

Marketed from 31 Oct 2023 to 19 Dec 2023 (48 days) by Future Property Auctions, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

2 bedroom semi-detached house

Knowe Cottages DG4 6NN

NO LONGER ADVERTISED

Marketed from 8 Nov 2024 to 11 Dec 2024 (32 days) by Challenge House, Nottinghamshire

+ Add to report



£450 pcm

2 bedroom terraced house

Robertson Road, Kelloholm, Sanquhar, DG4

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2019 to 27 Feb 2019 (42 days) by YOUR MOVE, Dumfries

+ 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: **1 year**



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.



Glendyne Place, Sanquhar, DG4

PROPERTY ID: 216566578

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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