

LET PROPERTY PACK

INVESTMENT INFORMATION

Union Street East, Arbroath,
DD1

220804307

 www.letproperty.co.uk





Property Description

Our latest listing is in Union Street East, Arbroath, DD1

Get instant cash flow of **£705** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Union Street East,
Arbroath, DD1

220804307



Property Key Features

2 Bedrooms

1 Bedrooms

Comfortable Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £705

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

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 £705 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£705	£750
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.50	£75.00
Total Monthly Costs	£382.38	£386.88
Monthly Net Income	£322.63	£363.13
Annual Net Income	£3,871.50	£4,357.50
Net Return	11.97%	13.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,857.50**
Adjusted To

Net Return **8.83%**

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

Annual Net Income **£2,932.50**
Adjusted To

Net Return **9.06%**

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

Seagate, Arbroath, DD11 1BJ

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 3 Oct 2024 (30 days) by Visum, Nationwide

+ Add to report



£179,000

2 bedroom flat for sale

Catherine House, Arbroath – 3 Properties

CURRENTLY ADVERTISED

Marketed from 8 Jun 2024 by Tula Property, Dundee

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

St Vigeans Road, Arbroath, DD11

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2025 to 10 Jun 2025 (42 days) by Northwood, Dundee

+ Add to report



£750 pcm

2 bedroom flat

Commerce Street, Arbroath, Angus, DD11

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2024 to 1 Nov 2024 (16 days) by Gilson Gray LLP, Dundee

+ 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
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.



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Union Street East, Arbroath, DD1

PROPERTY ID: 220804307

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