

LET PROPERTY PACK

INVESTMENT INFORMATION

Atholl Street, Perth, PH1

218012554

 www.letproperty.co.uk





Property Description

Our latest listing is in Atholl Street, Perth, PH1

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.9%** 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...



Atholl Street, Perth, PH1

218012554



Property Key Features

2 Bedrooms

2 Bathrooms

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

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.



Returns Based on Rental Income	£750
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£496.25
Monthly Net Income	£253.75
Annual Net Income	£3,045.00
Net Return	6.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,545.00**
Adjusted To

Net Return **3.52%**

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

Annual Net Income **£1,095.00**
Adjusted To

Net Return **2.49%**

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 £140,000.



£140,000

2 bedroom flat for sale

+ Add to report

Vasart Court, Perth

NO LONGER ADVERTISED

Marketed from 18 Jul 2022 to 14 Dec 2022 (148 days) by Yopa, Scotland & The North



£125,000

2 bedroom maisonette for sale

+ Add to report

15A Atholl Street, PERTH

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 22 Sep 2025 (373 days) by Next Home, Perth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

+ Add to report

Monart Road, Perth, Perthshire, PH1 5UQ

NO LONGER ADVERTISED

Marketed from 30 Sep 2023 to 16 Nov 2023 (46 days) by Clyde Property, Perth



£675 pcm

2 bedroom terraced house

+ Add to report

North William Street, Perth

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jul 2023 to 15 Sep 2023 (56 days) by Premier Properties Perth, Perth

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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Atholl Street, Perth, PH1

PROPERTY ID: 218012554

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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