

LET PROPERTY PACK

INVESTMENT INFORMATION

Broad Street, Fraserburgh,
AB43

220457475

 www.letproperty.co.uk





Property Description

Our latest listing is in Broad Street, Fraserburgh, AB43

This property has a potential to rent for **£3,850** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Broad Street,
Fraserburgh, AB43

220457475



Property Key Features

7 Bedrooms

5 Bathrooms

**Portfolio of Residential
Apartments Above Commercial
Units**

Attic Storage Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£24,500
Legal Fees	£1,000.00
Total Investment	£111,750.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£3,850
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£385.00
Total Monthly Costs	£1,478.13
Monthly Net Income	£2,371.88
Annual Net Income	£28,462.50
Net Return	25.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£20,762.50**
Adjusted To

Net Return **18.58%**

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

Annual Net Income **£23,287.50**
Adjusted To

Net Return **20.84%**



www.letproperty.co.uk

Broad Street, Fraserburgh, AB43

220457475

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