

LET PROPERTY PACK

INVESTMENT INFORMATION

Channel Street, Galashiels, TD1

216159449











Property Description

Our latest listing is in Channel Street, Galashiels, TD1

Get instant cash flow of £595 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 10.0% 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...







Channel Street, Galashiels, TD1



2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £595

Market Rent: £750

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









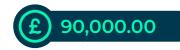
Initial Outlay





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£22,500.00**

Stamp Duty ADS @ 8% **£7,200.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £30,700.00

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 £595 per calendar month but the potential market rent is

750
750

Returns Based on Rental Income	£595	£750
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.50	£75.00
Total Monthly Costs	£355.75	£371.25
Monthly Net Income	£239.25	£378.75
Annual Net Income	£2,871.00	£4,545.00
Net Return	9.35%	14.80%

Return Stress Test Analysis Report





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

Annual Net Income

£3,045.00

Adjusted To

Net Return

9.92%

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

Annual Net Income

£3,195.00

Adjusted To

Net Return

10.41%

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.



2 bedroom flat for sale

+ Add to report

16/1 Channel Street, Galashiels, TD1 1BA

NO LONGER ADVERTISED



Marketed from 28 Oct 2024 to 10 Jan 2025 (74 days) by Cullen Kilshaw, Galashiels



2 bedroom flat for sale

+ Add to report

Channel Street, Galashiels, Selkirkshire, TD1

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 May 2023 to 22 Mar 2024 (325 days) by EDWIN THOMPSON, Galashiels

£80,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm



Croft Street, Galashiels, TD1

NO LONGER ADVERTISED

Marketed from 9 Jun 2024 to 21 Jun 2024 (12 days) by OpenRent, London



£725 pcm

2 bedroom flat

108P - High Buckholmside, Galashiels, TD1 2HP

NO LONGER ADVERTISED

Marketed from 25 Aug 2025 to 4 Sep 2025 (9 days) by SouthSide Property Management, Edinburgh

+ Add to report

+ 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: 2 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.







Interested in this property investment?

Call us on **0141 478 0985**

Channel Street, Galashiels, TD1



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.