

LET PROPERTY PACK

INVESTMENT INFORMATION

Great Junction Street
Edinburgh, EH6

192849987

 www.letproperty.co.uk





Property Description

Our latest listing is in Great Junction Street Edinburgh, EH6

Get instant cash flow of **£1,100** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.2%** 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...



Great Junction Street
Edinburgh, EH6

192849987



Property Key Features

2 bedrooms

2 Bathrooms with 2 WC

Double Glazed Windows

Easy Access to Local Amenities

Factor Fees: £60.00

Ground Rent: £0.00

Lease Length:

Current Rent: £1,100

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £250,000 and borrowing of £187,500.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 250,000.00

25% Deposit	£62,500.00
Stamp Duty ADS @ 6%	£15,000.00
Legal Fees	£1,000.00
Total Investment	£78,500.00

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 £1,100 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £187,500.00 @ 4%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	£0.00	
Letting Fees	£110.00	£150.00
Total Monthly Costs	£810.00	£850.00
Monthly Net Income	£290.00	£650.00
Annual Net Income	£3,480.00	£7,800.00
Net Return	4.43%	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,800.00**
Adjusted To

Net Return **6.11%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£4,050.00**
Adjusted To

Net Return **5.16%**

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 £294,189.

Floorplan

£260,000

2 bedroom flat for sale
108/4 Great Junction Street, Edinburgh, EH6

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Key features

Striking 1st Floor Apartment | Former Bond Building | Lounge & Dining Kitchen | 2 Large Bedrooms-1 En Suite | Exclusive parking Space | EPC-B

Marketed from 7 Feb 2022 to 6 Apr 2022 (58 days) by Aberdeen Considine, Edinburgh

Sold price history

12 Apr 2022 £294,169

Floorplan

£245,000

2 bedroom flat for sale
100/14 Great Junction Street, Leith, EH6 5LD

+ Add to report

NO LONGER ADVERTISED

Key features

This very generously proportioned (94m2) attractive top floor flat forms part of a warehouse conversion in a historic Crabbies warehouse in the ...

Marketed from 28 Jan 2022 to 15 Apr 2022 (76 days) by Deans Properties, Newington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

2 bedroom flat

Stoddart Way, Edinburgh, EH7

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 789033

Marketed from 2 Jan 2024 by OpenRent, London



£1,600 pcm

2 bedroom apartment

East Claremont Street, Edinburgh, Midlothian

+ Add to report

NO LONGER ADVERTISED

This second floor, two bedroom apartment comprises of two double bedrooms, one with a built in wa...

Marketed from 17 Aug 2023 to 18 Aug 2023 (1 days) by Rettie & Co, Edinburgh


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: **0 - 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.



 www.letproperty.co.uk

Great Junction Street Edinburgh, EH6

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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