

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomfield Gardens,
Stranraer, DG9 7EZ

227654592

 www.letproperty.co.uk





Property Description

Our latest listing is in Broomfield Gardens, Stranraer, DG9 7EZ

Get instant cash flow of **£600** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Broomfield Gardens,
Stranraer, DG9 7EZ

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Property Key Features

3 bedroom

2 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £900

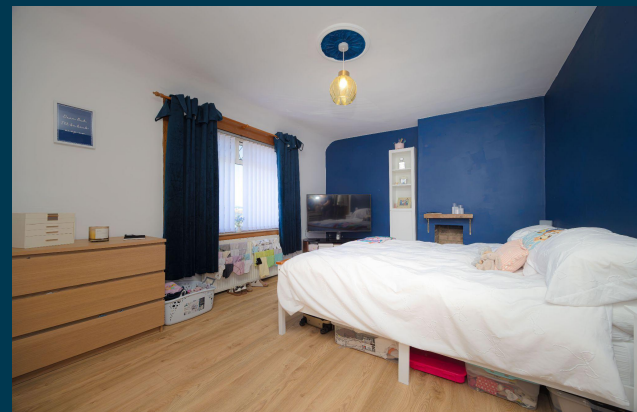
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit **£28,750.00**

ADS @ 8% **£9,200.00**

LBTT Charge **£0**

Legal Fees **£1,000.00**

Total Investment £38,950.00

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 £600 per calendar month but the potential market rent is

£ 900



Returns Based on Rental Income	£600	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£90.00
Total Monthly Costs	£434.38	£464.38
Monthly Net Income	£165.63	£435.63
Annual Net Income	£1,987.50	£5,227.50
Net Return	5.10%	13.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **8.80%**

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

Annual Net Income **£3,502.50**
Adjusted To

Net Return **8.99%**

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 £125,000.



£125,000

3 bedroom terraced house for sale

+ Add to report

Victoria Place, Stranraer, DG9

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Aug 2025 to 31 Oct 2025 (62 days) by South West Property Centre, Stranraer



£115,000

3 bedroom terraced house for sale

+ Add to report

Victoria Place, Stranraer, DG9

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Jun 2025 to 17 Sep 2025 (78 days) by South West Property Centre, Stranraer

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom semi-detached house

Pine Cottage, Hensol, DG7

CURRENTLY ADVERTISED

Marketed from 7 Jan 2026 by C & D Rural, Carlisle

+ Add to report



£895 pcm

3 bedroom semi-detached house

Primpton Avenue, Ayr, Ayrshire, KA6

NO LONGER ADVERTISED

Marketed from 27 Feb 2026 to 19 Mar 2026 (19 days) by JC Roxburgh Properties Ltd., Troon

+ 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 in 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.



Broomfield Gardens, Stranraer, DG9 7EZ

PROPERTY ID: 227654592

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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