

LET PROPERTY PACK

INVESTMENT INFORMATION

MERCURY PLACE,
ST. CYRUS, MONTROSE
DD100AZ

224746755

 www.letproperty.co.uk





Property Description

Our latest listing is in MERCURY PLACE, ST. CYRUS, MONTROSE DD100AZ

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** 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...



MERCURY PLACE,
ST. CYRUS, MONTROSE
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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £1

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 850

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	£550	£850
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£85.00
Total Monthly Costs	£383.50	£413.50
Monthly Net Income	£166.50	£436.50
Annual Net Income	£1,998.00	£5,238.00
Net Return	5.88%	15.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,538.00**
Adjusted To

Net Return **10.41%**

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

Annual Net Income **£3,738.00**
Adjusted To

Net Return **10.99%**

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 £104,000.



£104,000

2 bedroom semi-detached house for sale

+ Add to report

Alma Terrace, Laurencekirk, Aberdeenshire, AB30

NO LONGER ADVERTISED

Marketed from 12 Aug 2025 to 26 Jan 2026 (166 days) by YOUR MOVE, Montrose



£100,000

2 bedroom terraced house for sale

+ Add to report

Glenprosen Street, Montrose, DD10

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Apr 2024 to 28 Jun 2024 (67 days) by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom semi-detached house

+ Add to report

St Cyrus, Montrose, Angus, DD10

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Oct 2025 to 8 Dec 2025 (41 days) by Wardhaugh Property, Arbroath



£675 pcm

2 bedroom cottage

+ Add to report

Marykirk, Laurencekirk, Aberdeenshire, AB30

NO LONGER ADVERTISED






LET AGREED

Marketed from 16 Jul 2024 to 16 Aug 2024 (30 days) by YOUR MOVE, Montrose

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: **6+ 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.



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MERCURY PLACE, ST. CYRUS, MONTROSE
DD10 0AZ

PROPERTY ID: 224746755

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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