

LET PROPERTY PACK

INVESTMENT INFORMATION

Surrone Court, Gretna,
DG16

229208383

 www.letproperty.co.uk





Property Description

Our latest listing is in Surrone Court, Gretna, DG16

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Surrone Court, Gretna,
DG16

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Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650 PM

Market Rent: £700 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 700



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	£650	£700
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£548.75	£553.75
Monthly Net Income	£101.25	£146.25
Annual Net Income	£1,215.00	£1,755.00
Net Return	2.40%	3.47%

Return Stress Test Analysis Report



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

Annual Net Income **£355.00**
Adjusted To

Net Return **0.70%**

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

Annual Net Income **-£495.00**
Adjusted To

Net Return **-0.98%**

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 £250,000.

 £250,000	3 bedroom detached bungalow for sale Kilkeel View, 5 Loanwath Road, Gretna, Dumfriesshire, DG16 5AX NO LONGER ADVERTISED SOLD STC Marketed from 6 Mar 2025 to 2 Dec 2025 (270 days) by Harper, Robertson & Shannon, Annan + Add to report
 £160,000	3 bedroom end of terrace house for sale Empire Way, Gretna, DG16 5BN CURRENTLY ADVERTISED Marketed from 5 Sep 2026 by Hunters, Dumfries & Galloway + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

 £750 pcm	3 bedroom semi-detached house SURRONE COURT, GRETNNA, DG16 5HX NO LONGER ADVERTISED Marketed from 31 Jan 2026 to 10 Mar 2026 (38 days) by Visum, Nationwide + Add to repo
 £675 pcm	3 bedroom end of terrace house 28 Woodside Road, Gretna, DG16 NO LONGER ADVERTISED LET AGREED Marketed from 27 Feb 2025 to 31 Mar 2025 (31 days) by C & D Rural, Carlisle + Add to repo

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: **15 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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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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