

LET PROPERTY PACK

INVESTMENT INFORMATION

Hatton Place, Blairgowrie,
PH10 7AN

224869463

 www.letproperty.co.uk





Property Description

Our latest listing is in Hatton Place, Blairgowrie, PH10 7AN

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£894** which would provide the investor a Gross Yield of **13.4%** 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...



Hatton Place, Blairgowrie,
PH10 7AN

224869463



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £894

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



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

£ 894

Returns Based on Rental Income	£550	£894
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£89.40
Total Monthly Costs	£320.00	£354.40
Monthly Net Income	£230.00	£539.60
Annual Net Income	£2,760.00	£6,475.20
Net Return	10.07%	23.63%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,687.20**
Adjusted To

Net Return **17.11%**

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

Annual Net Income **£5,275.20**
Adjusted To

Net Return **19.25%**

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 £80,000.



£80,000

3 bedroom maisonette for sale

+ Add to report

Leslie Street, Blairgowrie, Perthshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 May 2024 to 9 Aug 2024 (92 days) by Springbok Properties, Nationwide



£79,500

3 bedroom flat for sale

+ Add to report

Allan Street, Blairgowrie

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2023 to 7 Oct 2024 (364 days) by Simple Approach Estate Agents, Perth

Well Presented Second Floor Flat | Three Generous Bedrooms | Excellent Location | Secure Access

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom flat

+ Add to report

Union Street, Coupar Angus

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2025 to 21 Jul 2025 (52 days) by Premier Properties Perth, Perth



£745 pcm

3 bedroom apartment

+ Add to report

Manor Court, Blairgowrie, Perthshire, PH10 6JJ

NO LONGER ADVERTISED






LET AGREED

Marketed from 10 May 2024 to 31 Jul 2024 (82 days) by Clyde Property, Perth

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.



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PROPERTY ID: 224869463

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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