

LET PROPERTY PACK

INVESTMENT INFORMATION

India Lane, Montrose,
DD10

226165692

 www.letproperty.co.uk





Property Description

Our latest listing is in India Lane, Montrose, DD10

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 offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



India Lane, Montrose,
DD10

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Property Key Features

3 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

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
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 £850 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	£850	£850
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£85.00
Total Monthly Costs	£412.50	£412.50
Monthly Net Income	£437.50	£437.50
Annual Net Income	£5,250.00	£5,250.00
Net Return	15.44%	15.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,550.00**
Adjusted To

Net Return **10.44%**

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

Annual Net Income **£3,750.00**
Adjusted To

Net Return **11.03%**

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 £120,000.



3 bedroom maisonette for sale

Reform Street, Montrose

NO LONGER ADVERTISED

Marketed from 19 Feb 2019 to 28 Sep 2020 (586 days) by Yopa, Scotland & The North

£120,000



3 bedroom flat for sale

Bents Road, Montrose

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Mar 2022 to 10 Jun 2022 (90 days) by Yopa, Scotland & The North

£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom terraced house

St. Marys Road, Montrose, Angus, DD10

CURRENTLY ADVERTISED

Marketed from 2 Jul 2026 by YOUR MOVE, Montrose



£695 pcm

3 bedroom flat

77D High Street, Montrose, DD10 8QZ

NO LONGER ADVERTISED

Marketed from 27 May 2026 to 11 Jun 2026 (15 days) by Direct Lettings (Scotland) Ltd, Dundee

+ Add to r

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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India Lane, Montrose, DD10

PROPERTY ID: 226165692

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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