

LET PROPERTY PACK

INVESTMENT INFORMATION

Vigeans Road, Arbroath,
DD11

227315953

 www.letproperty.co.uk





Property Description

Our latest listing is in Vigean Road, Arbroath, DD11

Get instant cash flow of **£595** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£616** which would provide the investor a Gross Yield of **7.8%** 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...



Vigeans Road, Arbroath,
DD11

227315953



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595

Market Rent: £616

Lounge



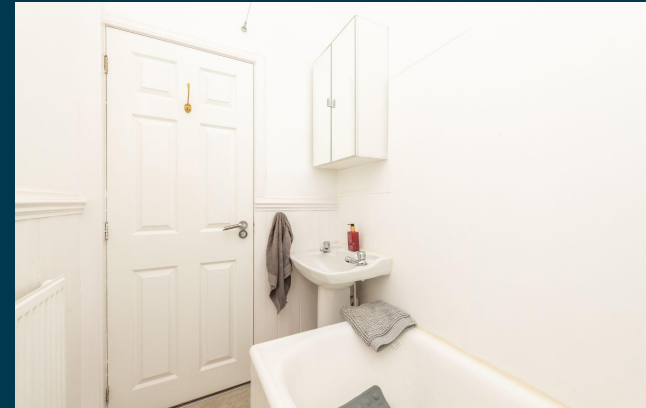
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

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 £595 per calendar month but the potential market rent is

£ 616

Returns Based on Rental Income	£595	£616
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£61.60
Total Monthly Costs	£371.38	£373.48
Monthly Net Income	£223.63	£242.53
Annual Net Income	£2,683.50	£2,910.30
Net Return	8.30%	9.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,678.30**
Adjusted To

Net Return **5.19%**

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

Annual Net Income **£1,485.30**
Adjusted To

Net Return **4.59%**

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

2 bedroom apartment for sale

Cairnie Loan, Arbroath

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Mar 2023 to 31 May 2023 (78 days) by Yopa, Scotland & The North

+ Add to report



£112,000

2 bedroom flat for sale

Cairnie Loan, Arbroath, Angus, DD11

NO LONGER ADVERTISED

Marketed from 2 Dec 2024 to 5 Dec 2024 (2 days) by Wardhaugh Property, Arbroath

+ Add to re

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

2 bedroom flat

Cairnie Place, Arbroath, Angus, DD11

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Oct 2025 to 22 Oct 2025 (14 days) by Wardhaugh Property, Arbroath

+ Add to report



£625 pcm

2 bedroom flat

Almerie Close, Arbroath, Angus, DD11

NO LONGER ADVERTISED

Marketed from 8 Apr 2025 to 28 May 2025 (50 days) by Gilson Gray LLP, Dundee

+ 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**



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.



Vigean Road, Arbroath, DD11

PROPERTY ID: 227315953

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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