

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lintburn Street, Galashiels,
TD1 1HR

226638433





PROPERTY DESCRIPTION

Our latest listing is in Lintburn Street, Galashiels, TD1 1HR

Get instant cash flow of **£475** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Lintburn Street,
Galashiels, TD1 1HR

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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £475

Market Rent: £600



Kithen



Initial Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

70,000.00

25% Deposit	£17,500.00
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SDLT Charge	£3,500
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Legal Fees	£1,000.00
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Total Investment	£22,000.00
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Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

600

Returns Based on Rental Income	£475	£600
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£281.25	£293.75
Monthly Net Income	£193.75	£306.25
Annual Net Income	£2,325.00	£3,675.00
Net Return	10.57%	16.70%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,475.00**

Net Return **11.25%**

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

Annual Net Income Adjusted To **£2,625.00**

Net Return **11.93%**

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 £70,000.



£70,000

1 bedroom flat for sale

164 Lintburn Street, Galashiels, TD1 1HR

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Feb 2026 to 8 Jun 2026 (100 days) by Cullen Kilshaw, Galashiels

+ Add to report



£70,000

1 bedroom ground floor flat for sale

Lintburn Street, Galashiels, Selkirkshire, TD1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Aug 2022 to 26 Apr 2024 (617 days) by EDWIN THOMPSON, Galashiels

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our lettings team.



£650 pcm

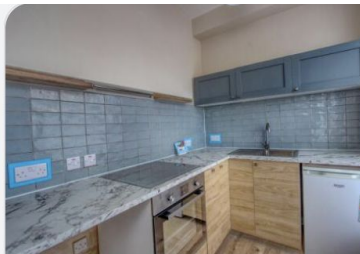
1 bedroom flat

Gala Park, Galashiels, TD1

NO LONGER ADVERTISED

Marketed from 15 Aug 2025 to 25 Aug 2025 (10 days) by OpenRent, London

+ Add to report



£600 pcm

1 bedroom flat

St. Andrew Street, Galashiels

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 16 Oct 2024 (8 days) by Quicklist, Nationwide

+ Add to report

Current Tenant Profile



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: **3 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Lintburn Street, Galashiels, TD1 1HR

PROPERTY ID: 226638433

Interested in this
property investment?

Call us on
0141 478 0985

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.