LET PROPERTY PACK

INVESTMENT INFORMATION

Tannadice Street, Dundee,
DD3

230300936

www.letproperty.co.uk





Property Description

Our latest listing is in Tannadice Street, Dundee, DD3

Get instant cash flow of **£525** per calendar month with a **11.5%** Gross Yield for investors.

This property has a potential to rent for **£553** which would provide the investor a Gross Yield of **12.1%** 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...



Tannadice Street,
Dundee, DD3

230300936

Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £553

Lounge







Kitchen







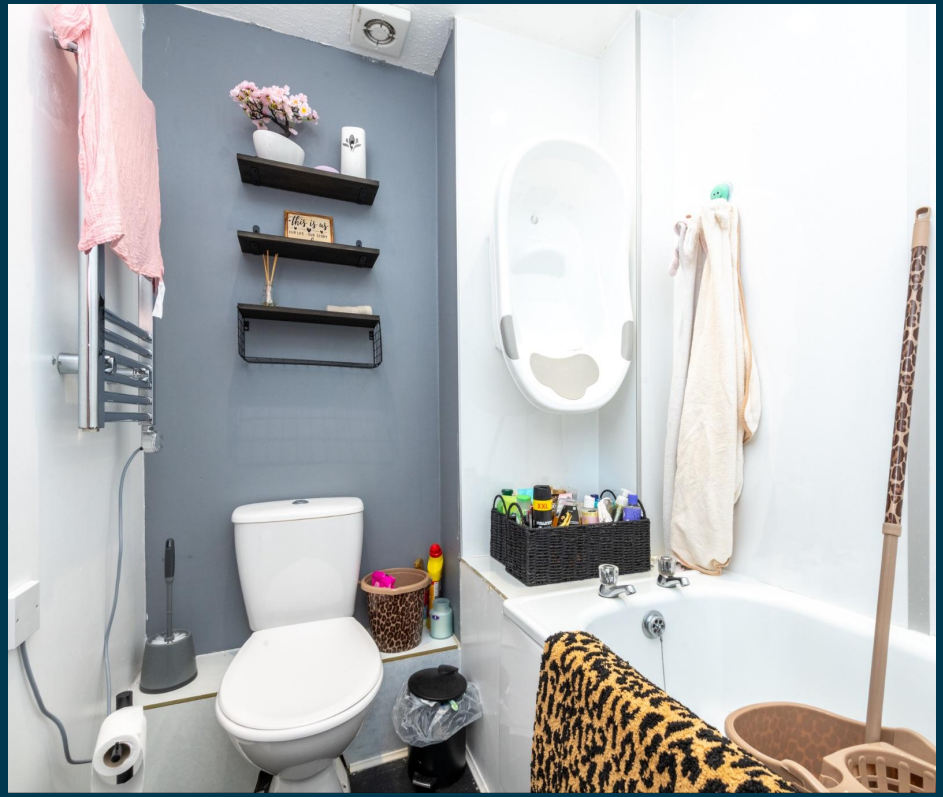
Bedrooms







Bathroom





Exterior







Initial Outlay



Outlay figures based on assumed cash purchase of 55,000.

PROPERTY VALUATION

£ 55,000

ADS @ 8%	**£4,400**
LBTT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£60,400**

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is £553

Returns Based on Rental Income	£525	£553
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£55.30
Total Monthly Costs	£67.50	£70.30
Monthly Net Income	£457.50	£482.70
Annual Net Income	£5,490.00	£5,792.40
Net Return	9.09%	9.59%

Our industry leading letting agency **Let Property Management** 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 Adjusted To	**£4,686**
Net Return	**7.76%**

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

+ Add to report

Fleming Gardens East, Dundee

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Sep 2023 to 10 Nov 2023 (65 days) by Rosie Real Estate, Dundee



£65,000

1 bedroom flat for sale

+ Add to report

Arklay Street, Dundee, DD3

NO LONGER ADVERTISED SOLD STC

Marketed from 23 Feb 2026 to 26 May 2026 (92 days) by Yopa, Scotland & The North

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £590 based on the analysis carried out by our letting team at **Let Property Management**.



£590 pcm

1 bedroom flat

+ Add to report

Dens Road, Stobswell, Dundee, DD3

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Jun 2025 to 23 Sep 2025 (91 days) by Gilson Gray LLP, Dundee



£575 pcm

1 bedroom flat

+ Add to report

Malcolm Street, DUNDEE, DD4

NO LONGER ADVERTISED

Marketed from 17 Apr 2026 to 6 May 2026 (19 days) by RentLocally.co.uk Ltd, Dundee

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within the last 2 years**
- Payment history: **On time for length of tenancy**

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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Tannadice Street, Dundee, DD3

PROPERTY ID: 230300936

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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