

LET PROPERTY PACK

INVESTMENT INFORMATION

Barra Terrace, Dundee,
DD4

227408461

 www.letproperty.co.uk





Property Description

Our latest listing is in Barra Terrace, Dundee, DD4

Get instant cash flow of **£721** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.3%** 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...



Barra Terrace, Dundee,
DD4

227408461



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £721

Market Rent: £900

Lounge



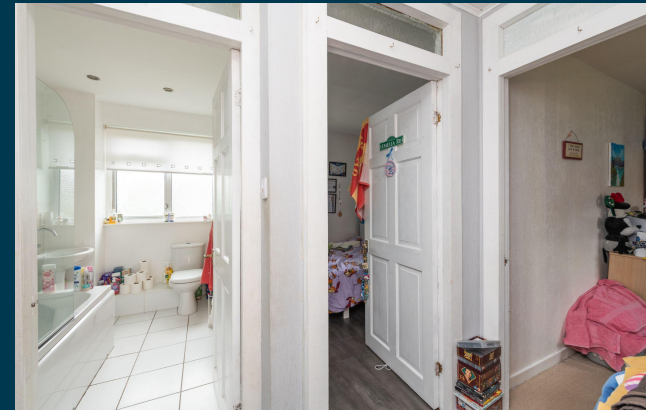
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
ADS @ 8%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,650.00

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 £721 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£721	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£72.10	£90.00
Total Monthly Costs	£415.23	£433.13
Monthly Net Income	£305.78	£466.88
Annual Net Income	£3,669.30	£5,602.50
Net Return	10.29%	15.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,802.50**
Adjusted To

Net Return **10.67%**

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

Annual Net Income **£4,027.50**
Adjusted To

Net Return **11.30%**

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 £145,000.



£145,000

3 bedroom terraced house for sale

+ Add to report

Mull Terrace, Dundee, DD4

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Nov 2025 to 12 May 2026 (176 days) by McCash Property Haus, Covering Dundee



£140,000

3 bedroom terraced house for sale

+ Add to report

Barra Terrace, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Dec 2024 to 22 May 2025 (169 days) by Harmony Homes Estate Agency, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom house

+ Add to report

Fintry Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jun 2023 to 28 Jul 2023 (49 days) by Slater Hogg & Howison Lettings, Dundee



£900 pcm

3 bedroom end of terrace house

+ Add to report

Findowrie Street, Dundee, DD4






NO LONGER ADVERTISED

Marketed from 21 Apr 2025 to 21 Apr 2025 by OpenRent, London

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **9 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.



Barra Terrace, Dundee, DD4

PROPERTY ID: 227408461

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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