

LET PROPERTY PACK

INVESTMENT INFORMATION

E High St Forfar DD8

227219500

 www.letproperty.co.uk





Property Description

Our latest listing is in E High St Forfar DD8

Get instant cash flow of **£550** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



E High St Forfar DD8

227219500



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550 PM

Market Rent: £650 PM

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 65,000

ADS @ 8% **£5,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £71,200

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£65.00
Total Monthly Costs	£70.00	£80.00
Monthly Net Income	£480.00	£570.00
Annual Net Income	£5,760.00	£6,840.00
Net Return	8.09%	9.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,540**
Adjusted To

Net Return **7.78%**



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 £75,000.



£75,000

2 bedroom flat for sale

+ Add to report

104, East High Street, Upper Flat, Forfar, DD82ET

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 15 Jul 2025 (46 days) by Future Property Auctions, Glasgow



£67,500

2 bedroom flat for sale

+ Add to report

East High Street, Forfar, Angus, DD8

NO LONGER ADVERTISED

Marketed from 18 Sep 2025 to 3 Nov 2025 (46 days) by Bell Ingram, Perth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom property

The Ha'en, Forfar, DD8

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 28 Oct 2025 (11 days) by RentLocally.co.uk Ltd, Dundee

+ Add to repo



£685 pcm

2 bedroom flat

Green Street, Forfar, Angus, DD8

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2025 to 18 Jun 2025 (20 days) by Wardhaugh Property, Arbroath

+ Add to rep

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: **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.



www.letproperty.co.uk

E High St Forfar DD8

PROPERTY ID: 227219500

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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