


LET PROPERTY PACK

INVESTMENT INFORMATION

Hampton Terrace,
Edinburgh, EH12

192290565

 www.letproperty.co.uk





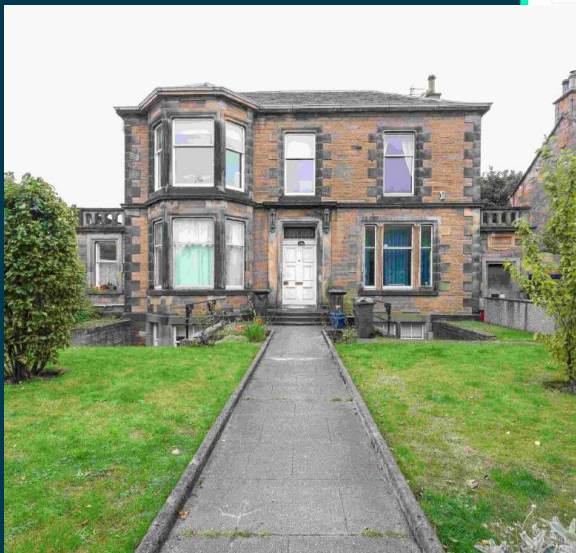
Property Description

Our latest listing is in Hampton Terrace, Edinburgh, EH12

This property has a potential to rent for **£1,391** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Hampton Terrace,
Edinburgh, EH12

192290565



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,391

Lounge



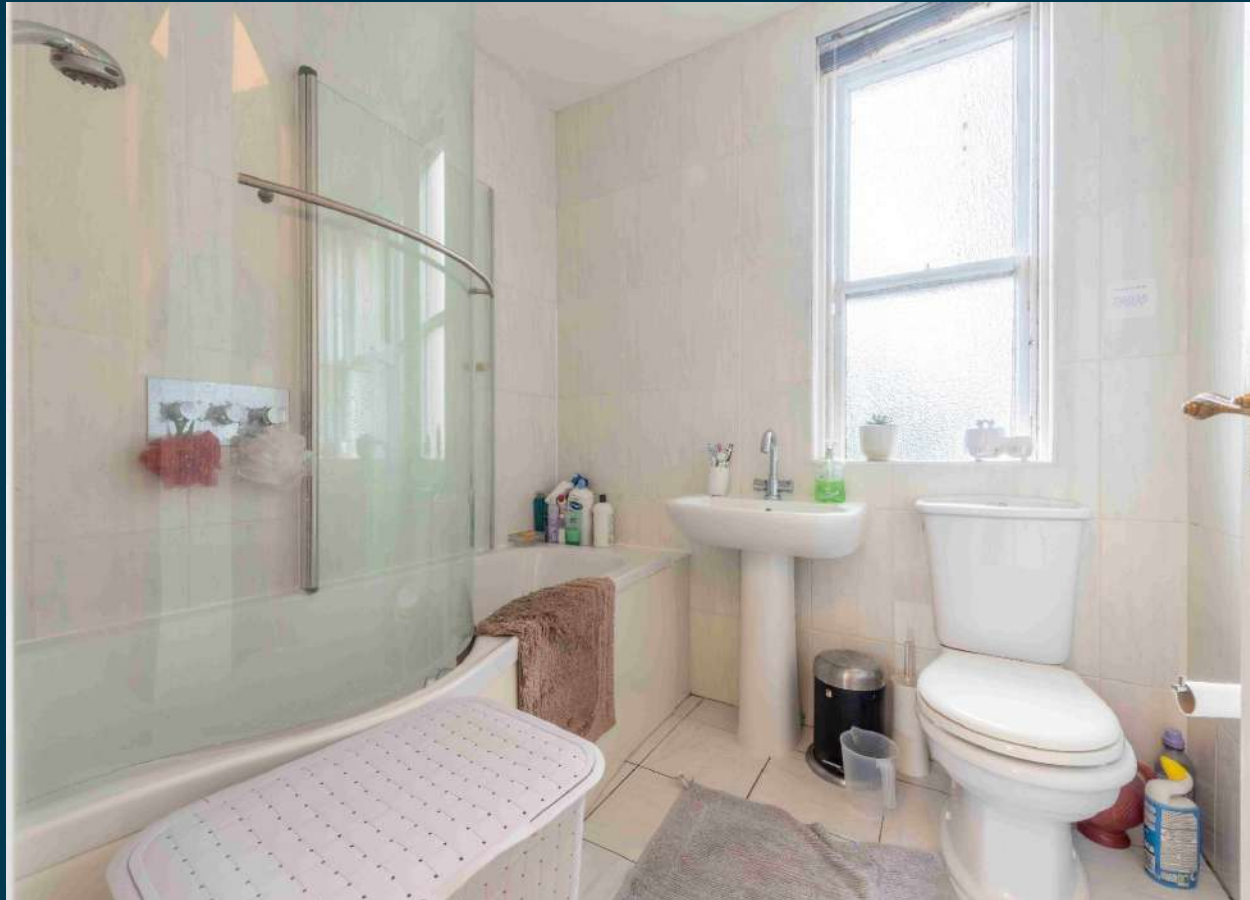
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £285,000.00 and borrowing of £213,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 285,000.00

25% Deposit	£71,250.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£3,850
Legal Fees	£1,000.00
Total Investment	£98,900.00

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.



Returns Based on Rental Income	£1,391
Mortgage Payments on £213,750.00 @ 5%	£890.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£139.10
Total Monthly Costs	£1,044.73
Monthly Net Income	£346.28
Annual Net Income	£4,155.30
Net Return	4.20%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,373.30**

Net Return **1.39%**

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

Annual Net Income Adjusted To **-£119.70**

Net Return **-0.12%**

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 £340,000.

 Floorplan



£340,000

1 bedroom apartment for sale

Flat 54, 1 Donaldson Drive, West End, Edinburgh, EH12

CURRENTLY ADVERTISED

Key features

Surrounded by 16 acres of communal grounds | Concierge service and communal entertaining spaces | Apartment entrance situated on the ...

+ Add to report

 Floorplan



£339,000

1 bedroom flat for sale

Donaldson Drive, West End, Edinburgh

NO LONGER ADVERTISED

Key features

Featured Property

Marketed from 7 Apr 2022 to 9 Jan 2023 (277 days) by Murray & Currie, Edinburgh

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

1 bedroom flat

Donaldson Crescent, West End, Edinburgh, EH12

NO LONGER ADVERTISED

Marketed from 10 Jul 2023 to 20 Jul 2023 (10 days) by Tay Letting, Edinburgh

+ Add to report



£1,750 pcm

1 bedroom flat

Donaldson Drive, Edinburgh, EH12

NO LONGER ADVERTISED

LET AGREED






Marketed from 22 Nov 2024 to 22 Jan 2025 (61 days) by DJ Alexander, Edinburgh

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

Hampton Terrace, Edinburgh, EH12

PROPERTY ID: 12345678

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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