

LET PROPERTY PACK

INVESTMENT INFORMATION

Standalane, Annan, DG12

221802460

 www.letproperty.co.uk





Property Description

Our latest listing is in Standalane, Annan, DG12

Get instant cash flow of **£500** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£710** which would provide the investor a Gross Yield of **9.5%** 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...



Standalane, Annan, DG12

221802460



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Market Rent: £710

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 710

Returns Based on Rental Income	£500	£710
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£71.00
Total Monthly Costs	£346.25	£367.25
Monthly Net Income	£153.75	£342.75
Annual Net Income	£1,845.00	£4,113.00
Net Return	6.01%	13.40%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,693.00**
Adjusted To

Net Return **8.77%**

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

Annual Net Income **£2,763.00**
Adjusted To

Net Return **9.00%**

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 £110,000.



£110,000

2 bedroom end of terrace house for sale

+ Add to re

Drummond Road, Annan

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Oct 2024 to 29 Nov 2024 (35 days) by Hunters, Carlisle

Immaculate Walk in Condition End Link House | Popular Location within Walking Distance of a Wealt.



£105,000

2 bedroom end of terrace house for sale

+ Add to re

33 Standalane, Annan, Dumfriesshire, DG12 5JR

NO LONGER ADVERTISED SOLD STC

Marketed from 15 Apr 2025 to 7 Aug 2025 (114 days) by Harper, Robertson & Shannon, Annan

Entrance Hall | Large Bright Lounge | Modern Fitted Kitchen | Stairs and Landing | Contemporary B...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom apartment

+ Add to report

Melbourne Avenue, Eastriggs, Annan

NO LONGER ADVERTISED

Marketed from 12 Mar 2026 to 16 Mar 2026 (3 days) by Hunters, Dumfries & Galloway



£850 pcm

2 bedroom terraced house

+ Add to report

Park Place, Lockerbie, DG11

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Mar 2026 to 8 Apr 2026 (29 days) by Arrowhead Estate Agents, Glasgow & Lanarkshire

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**

 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 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.



Standalane, Annan, DG12

PROPERTY ID: 221802460



www.letproperty.co.uk

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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