

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrew Street,
Galashiels, TD1

229199431

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Andrew Street, Galashiels, TD1

Get instant cash flow of **£500** per calendar month with a **10.0%** Gross Yield for investors.

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...



St. Andrew Street,
Galashiels, TD1

229199431



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 60,000.

PROPERTY VALUATION

£ 60,000

ADS @ 8%	£4,800
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£65,800

Projected Investment Return



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



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£50.00
Total Monthly Costs	£65.00
Monthly Net Income	£435.00
Annual Net Income	£5,220.00
Net Return	7.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **6.41%**

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

1 bedroom house for sale

+ Add to report

104 St. Andrew Street, Galashiels

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Sep 2025 to 10 Mar 2026 (167 days) by James Agent, Melrose



£70,000

1 bedroom ground floor flat for sale

+ Add to report

26 Gala Park, Galashiels, TD1 1EU

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 18 Feb 2025 to 24 Mar 2025 (33 days) by Cullen Kilshaw, Galashiels

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 pm based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

High Street, Galashiels, TD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2026 to 5 Oct 2026 (12 days) by Central Scotland Lettings, Edinburgh

+ Add to report



£625 pcm

1 bedroom flat share

Bank Court, Galashiels, TD1

NO LONGER ADVERTISED

Marketed from 15 Sep 2026 to 5 Oct 2026 (19 days) by OpenRent, London

+ Add to report

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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St. Andrew Street, Galashiels, TD1

PROPERTY ID: 229199431

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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