

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrew Street,
Galashiels, TD1

216032845

 www.letproperty.co.uk





Property Description

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

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...



St. Andrew Street,
Galashiels, TD1

216032845



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

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	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£335.00
Monthly Net Income	£365.00
Annual Net Income	£4,380.00
Net Return	15.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,980.00**
Adjusted To

Net Return **10.88%**

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

Annual Net Income **£3,180.00**
Adjusted To

Net Return **11.61%**

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 flat for sale

+ Add to report

113 Channel Street, Galashiels, TD1 1BN

CURRENTLY ADVERTISED

Marketed from 15 May 2025 by Cullen Kilshaw, Galashiels

Well appointed town centre property | All amenities on the doorstep including transport interchan...



£110,000

2 bedroom flat for sale

+ Add to report

Gala Park, Galashiels

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Jul 2023 to 2 Oct 2023 (79 days) by James Agent, Melrose

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 flat

+ Add to report

66 Tweed Road, Galashiels, TD1 3DY

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 20 Sep 2024 (6 days) by Cullen Kilshaw Lettings, Galashiels



£695 pcm

2 bedroom flat

+ Add to report

108P – High Buckholmside, Galashiels, TD1 2HP

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 22 May 2024 (4 days) by SouthSide Property Management, Edinburgh



St. Andrew Street, Galashiels, TD1

PROPERTY ID: 216032845

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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