

LET PROPERTY PACK

INVESTMENT INFORMATION

Florence Place, Perth, PH1

224662560

 www.letproperty.co.uk





Property Description

Our latest listing is in Florence Place, Perth, PH1

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£640** which would provide the investor a Gross Yield of **7.0%** 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...



Florence Place, Perth, PH1

224662560



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £59.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £640

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



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

£ 640

Returns Based on Rental Income	£550	£640
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£59.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£64.00
Total Monthly Costs	£472.75	£481.75
Monthly Net Income	£77.25	£158.25
Annual Net Income	£927.00	£1,899.00
Net Return	2.49%	5.09%

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 **£619.00**
Adjusted To

Net Return **1.66%**

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

Annual Net Income **£249.00**
Adjusted To

Net Return **0.67%**

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 £155,000.



£155,000

2 bedroom flat for sale

32 Balvaird Place, Perth, PH1 5DZ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Mar 2026 by Possible Estate Agents, Perth

+ Add to report



£150,000

2 bedroom flat for sale

Muirton Place, Perth, Perth and Kinross, PH1

CURRENTLY ADVERTISED

Marketed from 6 Mar 2026 by Lindsays, Perth

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £815 based on the analysis carried out by our letting team at **Let Property Management**.



£815 pcm

2 bedroom flat

+ Add to report

Florence Court, Perth

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2025 to 30 Jan 2026 (65 days) by Premier Properties Perth, Perth



£750 pcm

2 bedroom flat

+ Add to report

Simpson Square, Perth

CURRENTLY ADVERTISED

LET AGREED

Marketed from 31 Mar 2026 by Premier Properties Perth, Perth

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.



Florence Place, Perth, PH1

PROPERTY ID: 224662560

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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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