

LET PROPERTY PACK

INVESTMENT INFORMATION

Lyon Street, Dundee, DD4
6RA

227587384

 www.letproperty.co.uk





Property Description

Our latest listing is in Lyon Street, Dundee, DD4 6RA

This property has a potential to rent for **£755** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

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...



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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £755

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 98,000

ADS @ 8%	£7,840
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£106,840

Projected Investment Return



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



Returns Based on Rental Income	£755
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£75.50
Total Monthly Costs	£90.50
Monthly Net Income	£664.50
Annual Net Income	£7,974.00
Net Return	7.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,464**
Adjusted To

Net Return **6.05%**

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 £105,000.



£105,000

2 bedroom flat for sale

+ Add to report

Maitland Street, Dundee, Angus, DD4

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Apr 2025 to 12 Sep 2025 (154 days) by Slater Hogg & Howison, Dundee



£100,000

2 bedroom flat for sale

+ Add to report

Blaikies Mews, Dundee, DD3

NO LONGER ADVERTISED

Marketed from 14 Mar 2024 to 8 Jul 2024 (116 days) by Northwood, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom maisonette

South George Street, Dundee

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2024 to 6 Jan 2025 (59 days) by Martin & Co, Dundee

+ Add to report



£850 pcm

2 bedroom flat

William Street, Dundee, DD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2025 to 12 Sep 2025 (49 days) by DJ Alexander, Dundee

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Lyon Street, Dundee, DD4 6RA

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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