

LET PROPERTY PACK

INVESTMENT INFORMATION

Newington Road, Annan,
DG12

225922324

 www.letproperty.co.uk





Property Description

Our latest listing is in Newington Road, Annan, DG12

Get instant cash flow of **£525** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£624** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

Don't miss out on this fantastic investment opportunity...



Newington Road, Annan,
DG12

225922324



Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525 PM

Market Rent: £624 PM

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 £525 per calendar month but the potential market rent is

£ 624

Returns Based on Rental Income	£525	£624
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£62.40
Total Monthly Costs	£411.25	£421.15
Monthly Net Income	£113.75	£202.85
Annual Net Income	£1,365.00	£2,434.20
Net Return	3.66%	6.53%

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 **£1,186.20**
Adjusted To

Net Return **3.18%**

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

Annual Net Income **£784.20**
Adjusted To

Net Return **2.10%**

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 £142,000.



£142,000

3 bedroom end of terrace house for sale

+ Add to report

1 Millpark Terrace, Annan, Dumfriesshire, DG12 5HZ

NO LONGER ADVERTISED **SOLD STC**

Marketed from 8 Oct 2024 to 14 Apr 2025 (188 days) by Harper, Robertson & Shannon, Annan



£125,000

3 bedroom end of terrace house for sale

+ Add to report

Johnston Street, Annan, DG12

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Jan 2025 to 17 May 2025 (120 days) by Hunters, Carlisle

Rent Comparables Report



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



£695 pcm

3 bedroom flat

121B Argyle House, High Street, Annan, DG12

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2025 to 28 Jul 2025 (24 days) by C & D Rural, Carlisle

+ Add to report



£600 pcm

3 bedroom flat

Thorburn Crescent, Annan, Dumfriesshire, DG12

NO LONGER ADVERTISED






Marketed from 12 Dec 2025 to 28 Jan 2026 (46 days) by YOUR MOVE, Dumfries

+ Add to report

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **8 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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Newington Road, Annan, DG12

PROPERTY ID: 225922324

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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