

LET PROPERTY PACK

INVESTMENT INFORMATION

Allars Crescent, Hawick,
TD9

228848221

 www.letproperty.co.uk





Property Description

Our latest listing is in Allars Crescent, Hawick, TD9

Get instant cash flow of **£490** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Allars Crescent, Hawick,
TD9

228848221



Property Key Features

2 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £490

Market Rent: £600

Lounge



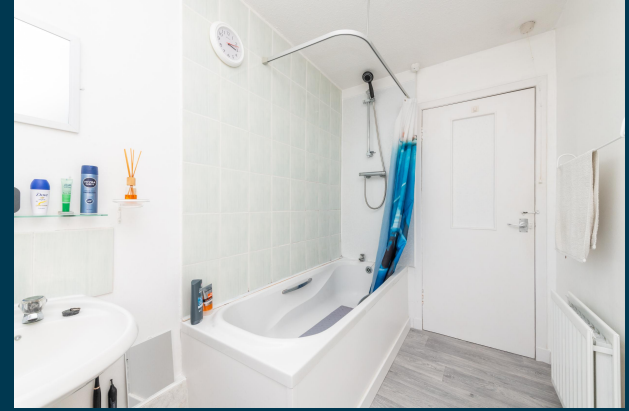
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

Projected Investment Return



The monthly rent of this property is currently set at £490 per calendar month but the potential market rent is

£ 600



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	£490	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£49.00	£60.00
Total Monthly Costs	£267.13	£278.13
Monthly Net Income	£222.88	£321.88
Annual Net Income	£2,674.50	£3,862.50
Net Return	11.91%	17.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,662.50**
Adjusted To

Net Return **11.86%**

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

Annual Net Income **£2,887.50**
Adjusted To

Net Return **12.86%**

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.

	2 bedroom flat for sale St Cuthberts Terrace, Hawick NO LONGER ADVERTISED SOLD STC Marketed from 4 Feb 2022 to 8 Nov 2022 (277 days) by Bannerman Burke Properties, Hawick	+ Add
	2 bedroom flat for sale 11/2 Teviot Crescent, Hawick, TD9 9RE NO LONGER ADVERTISED Marketed from 31 Jan 2019 to 29 Apr 2021 (818 days) by Geo & Jas Oliver, W.S, Hawick	+

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £740 based on the analysis carried out by our letting team at **Let Property Management**.



£740 pcm

2 bedroom flat

Lothian St, Hawick, TD9

CURRENTLY ADVERTISED

Marketed from 27 Sep 2026 by OpenRent, London



£625 pcm

2 bedroom flat

High Street, Hawick, TD9

CURRENTLY ADVERTISED

Marketed from 25 Sep 2026 by Lowrie Property, Hawick

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: **12 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.



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Allars Crescent, Hawick, TD9

PROPERTY ID: 228848221

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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