

LET PROPERTY PACK

INVESTMENT INFORMATION

North Street, Forfar, DD8

228933190

 www.letproperty.co.uk





Property Description

Our latest listing is in North Street, Forfar, DD8

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£520** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



North Street, Forfar, DD8

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450 PM

Market Rent: £520 PM

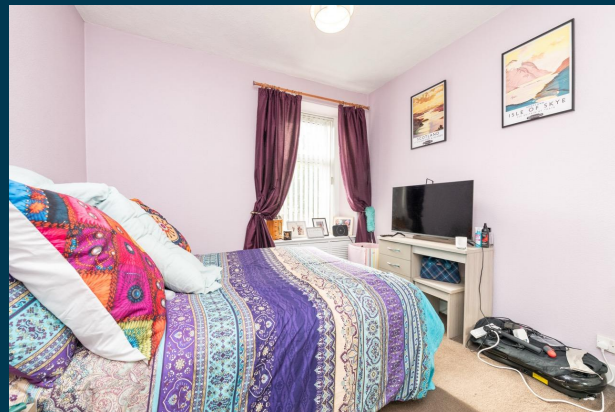
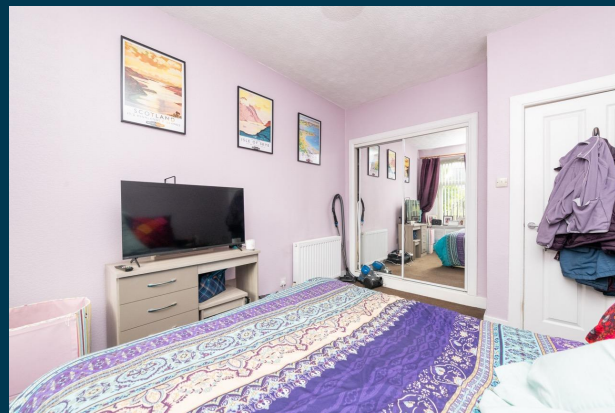
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 60,000.

PROPERTY VALUATION

£ 60,000

ADS @ 8%	£4,800
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£65,800

Projected Investment Return



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

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 520

Returns Based on Rental Income	£450	£520
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£52.00
Total Monthly Costs	£60.00	£67.00
Monthly Net Income	£390.00	£453.00
Annual Net Income	£4,680.00	£5,436.00
Net Return	7.11%	8.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,396**
Adjusted To

Net Return **6.68%**

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.



£75,000

1 bedroom end of terrace house for sale

+ Add to report

Queen Street, Forfar, DD8

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 May 2025 to 2 Feb 2026 (249 days) by Yopa, Scotland & The North



£70,000

1 bedroom flat for sale

+ Add to report

North Street, Forfar, Angus, DD8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 May 2026 by Victoria Mortgage and Property, Arbroath

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom flat

Green Street, Forfar, DD8

NO LONGER ADVERTISED

Marketed from 20 Jan 2026 to 27 Jan 2026 (6 days) by Cito Cimo Letting, Aberdeen

+ Add to rep



£550 pcm

1 bedroom flat

Market Mews, Forfar, Angus, DD8

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2026 to 7 Aug 2026 (20 days) by Wardhaugh Property, Arbroath

+ Add to rep

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: **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.



www.letproperty.co.uk

North Street, Forfar, DD8

PROPERTY ID: 228933190

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.



LETPROPERTY