

LET PROPERTY PACK

INVESTMENT INFORMATION

Scott Street, Galashiels, TD1

194960817

 www.letproperty.co.uk





Property Description

Our latest listing is in Scott Street, Galashiels, TD1

Get instant cash flow of **£670** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** 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...



Scott Street, Galashiels,
TD1

194960817



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Bathroom and Ensuite

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £670

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 700



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	£670	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£67.00	£70.00
Total Monthly Costs	£394.50	£397.50
Monthly Net Income	£275.50	£302.50
Annual Net Income	£3,306.00	£3,630.00
Net Return	9.72%	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,230.00**
Adjusted To

Net Return **6.56%**

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

Annual Net Income **£2,130.00**
Adjusted To

Net Return **6.26%**

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 £109,000.



£109,000

3 bedroom maisonette for sale

+ Add to report

4 Roxburgh Place, Galashiels, TD1 1HE

CURRENTLY ADVERTISED

Marketed from 3 Jul 2024 by Cullen Kilshaw, Galashiels



£105,000

3 bedroom flat for sale

+ Add to report

Channel Street, Scottish Borders, Galashiels, TD1



NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 21 Nov 2025 (310 days) by FastMove, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £785 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£785 pcm</p>	<h3>3 bedroom maisonette</h3> <p>Lintburn Street, Galashiels, TD1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 3 Mar 2025 to 19 Mar 2025 (15 days) by OpenRent, London</p> <p>Mr. Adam Scott, Student Care Services, Property Reference Number: 2408828</p>
 <p>£775 pcm</p>	<h3>3 bedroom flat</h3> <p>High Street, Galashiels, Galashiels, TD1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 23 Jan 2025 to 17 Feb 2025 (25 days) by Gilson Gray LLP, Edinburgh</p>

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: **5 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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Scott Street, Galashiels, TD1

PROPERTY ID: 194960817

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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