

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Brechin, DD9  
6EZ

195838497

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in High Street, Brechin, DD9 6EZ

Get instant cash flow of **£500.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**With close proximity to valuable amenities and a potential rental income that ensures a good return on investment, this property would prove to be a reliable and rewarding long term rental investment**

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



High Street, Brechin, DD9  
6EZ

195838497



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Four Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £500.00**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£27,350.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£500.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£60.00
<b>Total Monthly Costs</b>	<b>£330.63</b>	<b>£340.63</b>
<b>Monthly Net Income</b>	<b>£169.38</b>	<b>£259.38</b>
<b>Annual Net Income</b>	<b>£2,032.50</b>	<b>£3,112.50</b>
<b>Net Return</b>	<b>7.43%</b>	<b>11.38%</b>

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      **£1,912.50**  
Adjusted To

Net Return                      **6.99%**

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

Annual Net Income      **£1,837.50**  
Adjusted To


Net Return                      **6.72%**

# 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 £92,000.00.

Floorplan



£100,000

**2 bedroom flat for sale** + Add to report

St. Andrew Street, Brechin


NO LONGER ADVERTISED **SOLD STC**

WELL-PRESENTED GROUND FLOOR APARTMENT | 2 DOUBLE BEDROOM | OPEN PLAN LOUNGE & KITCHEN | GAS CENTR...

SOLD PRICE HISTORY

17 May 2023	£92,000
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Floorplan



£100,000

**2 bedroom maisonette for sale** + Add to report

St. Andrew Street, Brechin

**CURRENTLY ADVERTISED**

STUNNING COUNTRYSIDE VIEWS | WELL-PRESENTED FIRST FLOOR MASSIONETTE | 2 DOUBLE BEDROOMS | MODERN ...

SOLD PRICE HISTORY

4 Aug 2014	£74,950
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# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £565.00 based on the analysis carried out by our letting team at **Let Property Management**.



£565 pcm

2 bedroom flat

Union Street, Brechin, DD9

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1498555

Marketed from 22 Sep 2022 to 11 Oct 2022 (19 days) by OpenRent, London



£525 pcm

2 bedroom flat

Clerk Street, Brechin, DD9

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1717877

Marketed from 27 May 2023 to 8 Jun 2023 (12 days) by OpenRent, London

# 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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

High Street, Brechin, DD9 6EZ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**