

LET PROPERTY PACK

INVESTMENT INFORMATION

Cherry Cottage, Colliston,
Arbroath, DD11 3RP

196433542

 www.letproperty.co.uk





Property Description

Our latest listing is in Cherry Cottage, Colliston, Arbroath, DD11 3RP

Get instant cash flow of **£995** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

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

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



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Property Key Features

4 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

Current Rent: £995

Market Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 210,000.00

25% Deposit	£52,500.00
Stamp Duty ADS @ 6%	£12,600.00
Legal Fees	£1,000.00
Total Investment	£66,100.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,250

Returns Based on Rental Income	£995	£1,250
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£99.50	£125.00
Total Monthly Costs	£770.75	£796.25
Monthly Net Income	£224.25	£453.75
Annual Net Income	£2,691.00	£5,445.00
Net Return	4.07%	8.24%

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 **£2,945.00**
Adjusted To

Net Return **4.46%**

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

Annual Net Income **£2,295.00**
Adjusted To

Net Return **3.47%**

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 £360,000.00.



£350,000

5 bedroom detached house for sale

The Old Church, Colliston, By Arbroath, Angus, DD11

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Viewing video available | Home Report valuation £375,000 | An impressive home which combines bold...

Marketed from 20 Apr 2021 to 19 Jun 2021 (59 days) by Savills, Brechin



£349,995

5 bedroom detached house for sale

Avonsdale House, 2 Colliston Views, , Arbroath, DD11 3RP

NO LONGER ADVERTISED

+ Add to report

Detached 5 double bedrooms detached family home

Marketed from 27 Feb 2020 to 22 Jun 2020 (116 days) by McEwan Fraser Legal, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

4 bedroom detached house

Robert Lindsay Place, Arbroath, Angus, DD11

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Double glazing

SOLD PRICE HISTORY



£995 pcm

4 bedroom semi-detached house

Colliston, Arbroath, Angus, DD11

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Double glazing | Shower

Marketed from 16 Jan 2023 to 15 Feb 2023 (30 days) by Gilson Gray LLP, Dundee

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: **0-2 years**

 Standard Short Assured 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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3RP

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.



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