

LET PROPERTY PACK

INVESTMENT INFORMATION

Colonsay View, Edinburgh,
EH5 1FH

196861331

 www.letproperty.co.uk





Property Description

Our latest listing is in Colonsay View, Edinburgh, EH5 1FH

Get instant cash flow of **£850.00** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

With an Edinburgh City Centre location, a long term tenant currently situated that has taken good care of the space and a rewarding rental income, this would be a reliable addition to an investor's property portfolio.

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



Colonsay View,
Edinburgh, EH5 1FH

196861331



Property Key Features

2 Bedroom

1 Bathroom

Open Plan Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £850.00

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
Stamp Duty ADS @ 6%	£10,800.00
Legal Fees	£1,000.00
Total Investment	£56,800.00

Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£850.00	£1,000
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£662.50	£677.50
Monthly Net Income	£187.50	£322.50
Annual Net Income	£2,250.00	£3,870.00
Net Return	3.96%	6.81%

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.





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

Annual Net Income **£1,870.00**
Adjusted To

Net Return **3.29%**

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

Annual Net Income **£1,170.00**
Adjusted To

Net Return **2.06%**

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 £225,000.00.



£240,000

2 bedroom flat for sale

Flat 19, 12 Colonsay View, Edinburgh, EH5

+ Add to report

CURRENTLY ADVERTISED

Superb Penthouse Apartment | Large Lounge with Balcony | Modern Fitted Kitchen | 2 Bedrooms - 1 E...

Marketed from 25 Aug 2023 by Aberdein Considine, Edinburgh



£195,000

2 bedroom duplex for sale

8/20 Colonsay View, Granton, Edinburgh, EH5 1FH

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Fabulous, light filled duplex apartment boasting two balconies and a high spec finish throughout,...

Marketed from 1 Dec 2018 to 23 Jan 2019 (53 days) by Warners Solicitors, Edinburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Colonsay Close

+ Add to report

NO LONGER ADVERTISED

Long Term

Marketed from 3 Jul 2023 to 10 Jul 2023 (6 days) by Ben Property, Edinburgh



£1,100 pcm

2 bedroom flat

Colonsay View, Granton, Edinburgh, EH5

+ Add to report

NO LONGER ADVERTISED

LET AGREED






Fridge Freezer | Washing Machine | Shower

Marketed from 8 Mar 2023 to 1 May 2023 (54 days) by DJ Alexander, Edinburgh

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: **3 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

Colonsay View, Edinburgh, EH5 1FH

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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