

LET PROPERTY PACK

INVESTMENT INFORMATION

Friars Street Stirling, FK8
1HA

201155215

 www.letproperty.co.uk





Property Description

Our latest listing is in Friars Street Stirling, FK8 1HA

Get instant cash flow of **£640** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Friars Street Stirling, FK8
1HA

201155215



Property Key Features

1 bedroom

1 bathroom

Modern Kitchen Fittings

Close proximity to valuable
amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £640

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £640 per calendar month but the potential market rent is

£ 800

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	£640	£800
Mortgage Payments on £67,500.00 @ 4%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£64.00	£80.00
Total Monthly Costs	£304.00	£320.00
Monthly Net Income	£336.00	£480.00
Annual Net Income	£4,032.00	£5,760.00
Net Return	13.95%	19.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,160.00**
Adjusted To

Net Return **14.39%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£4,410.00**
Adjusted To

Net Return **15.26%**

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 £115,000.



£115,000

3 bedroom apartment for sale

18 Friars Street, Stirling, Stirling , FK8 1HA

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Spacious throughout | Large lounge | Versatile accommodation | Gas central heating | First floor ...

Marketed from 17 Nov 2021 to 11 Feb 2022 (85 days) by Clyde Property, Stirling



£95,000

2 bedroom flat for sale

Friars Street, Stirling, Stirlingshire, FK8

+ Add to report

NO LONGER ADVERTISED SOLD STC

Commanding an enviable location right in the heart of the vibrant City Centre, this well proporti...

Marketed from 18 Oct 2019 to 29 Nov 2019 (41 days) by Slater Hogg & Howison, Stirling

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom flat

Chandlers Court, Stirling

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Available now | One bedroom flat | Stirling city centre | Fully fitted kitchen | Good size bedroo...

Marketed from 9 Jun 2023 to 1 Jul 2023 (22 days) by Slater Hogg & Howison Lettings, Stirling



£850 pcm

1 bedroom flat

Rock Terrace, Stirling, FK8

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1689909

Marketed from 26 Apr 2023 to 29 Apr 2023 (3 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 Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 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

Friars Street Stirling, FK8 1HA

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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