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## **LET PROPERTY PACK**

#### **INVESTMENT** INFORMATION

Dock St. Edinburgh, EH6

197960081

( www.letproperty.co.uk

#### **LETPR®PERTY**





## **Property** Description

Our latest listing is in Dock Street Edinburgh, EH6

Get instant cash flow of £850 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,300 which would provide the investor a Gross Yield of 7.8% 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...

#### **LETPR®PERTY**





#### Dock St. Edinburgh, EH6

197960081

Property Key Features

1 Bedroom

1 Bathroom

**Spacious Bedroom** 

Has an Outside South Facing Terraced Sitting Area. Factor Fees: £100.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £850 Market Rent: £1,300

## Lounge





## **Kitchen**





## Bedrooms





## Bathroom





## Exterior



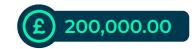






Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£50,000.00
Stamp Duty ADS @ 6%	£12,000.00
LBTT Charge	£1,100
Legal Fees	£1,000.00
Total Investment	£64,100.00

## **Projected Investment Return**

The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

Net Return

**Returns Based on Rental Income** £850 £1.300 £625.00 Mortgage Payments on £150.000.00 @ 5% Est. Building Cover (Insurance) £15.00 **Approx. Factor Fees** £100.00 Ground Rent Freehold Letting Fees £85.00 £130.00 £825.00 £870.00 Total Monthly Costs Monthly Net Income £25.00 £430.00 Annual Net Income £300.00 £5,160.00



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.





0.47%

8.05%

### Return Stress Test Analysis Report





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

Annual Net Income **£2,560.00** Adjusted To

Net Return **3.99**%

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

Annual Net Income **£2,160.00** Adjusted To

Net Return 3.37%

## Sale Comparables Report



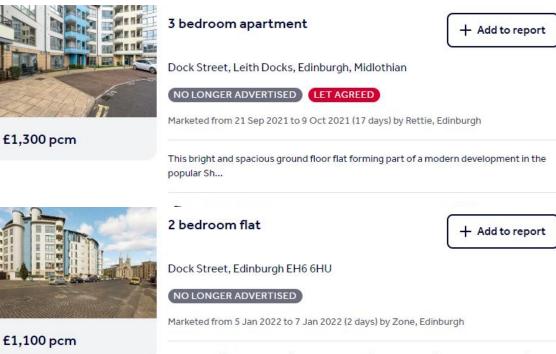
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £220,000.

	2 bedroom flat for sale	+ Add to report
	5/9 Dock Street, The Shore, Edinburgh, EH6 6HU	J
1 -/-	NO LONGER ADVERTISED	
220,000	Marketed from 4 Feb 2022 to 8 Apr 2022 (62 days) by Mo	cEwan Fraser Legal, Edinburgh
	Beautifully Presented Two Bedroom Flat In Edinburgh's Desirable Shore Area	
	Sold price history:	View
_	단권 Floor plan:	View
	2 bedroom flat for sale	+ Add to report
	9/4 Dock Street, The Shore, Edinburgh, EH6 6HU	
ners	NO LONGER ADVERTISED SOLD STC	
215,000	Marketed from 6 May 2021 to 31 Aug 2021 (117 days) by Warners Solicitors, Edinburgh	
	Open plan living/dining room with balcony   Well appointed kitchen   Master bedroom with superb e	
	Sold price history:	View
	Floor plan:	View

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



Dish washer | Electric Oven | Ensuite Facilities | Fridge Freezer | Gas central heating | Gas Hob...

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

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.



Current term of tenancy: **5 years** 

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Dock St. Edinburgh, EH6

PROPERTY ID: 197960081

# 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.

