

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dock St. Edinburgh, EH6

197960081

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





## 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...



Dock St. Edinburgh, EH6

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## 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

£ 200,000.00

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

£ 1,300



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	£850	£1,300
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£130.00
<b>Total Monthly Costs</b>	<b>£825.00</b>	<b>£870.00</b>
<b>Monthly Net Income</b>	<b>£25.00</b>	<b>£430.00</b>
<b>Annual Net Income</b>	<b>£300.00</b>	<b>£5,160.00</b>
<b>Net Return</b>	<b>0.47%</b>	<b>8.05%</b>

# 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.



£220,000

## 2 bedroom flat for sale

+ Add to report

5/9 Dock Street, The Shore, Edinburgh, EH6 6HU

NO LONGER ADVERTISED

Marketed from 4 Feb 2022 to 8 Apr 2022 (62 days) by McEwan Fraser Legal, Edinburgh

Beautifully Presented Two Bedroom Flat In Edinburgh's Desirable Shore Area

Sold price history: [View](#)

Floor plan: [View](#)



£215,000

## 2 bedroom flat for sale

+ Add to report

9/4 Dock Street, The Shore, Edinburgh, EH6 6HU

NO LONGER ADVERTISED **SOLD STC**

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**.



£1,300 pcm

## 3 bedroom apartment

+ Add to report

Dock Street, Leith Docks, Edinburgh, Midlothian

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Sep 2021 to 9 Oct 2021 (17 days) by Rettie, Edinburgh

This bright and spacious ground floor flat forming part of a modern development in the popular Sh...



£1,100 pcm

## 2 bedroom flat

+ Add to report

Dock Street, Edinburgh EH6 6HU

NO LONGER ADVERTISED






Marketed from 5 Jan 2022 to 7 Jan 2022 (2 days) by Zone, Edinburgh

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

# 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: **5 years**
-  Standard 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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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.



**LETPROPERTY**