

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Hawick, TD9

209040958

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Hawick, TD9

Get instant cash flow of **£477** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.7%** 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 be a rewarding addition to an investor portfolio.

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



High Street, Hawick, TD9

209040958



Property Key Features

3 Bedroom

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £477

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£33,550.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £477 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£477	£850
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.70	£85.00
Total Monthly Costs	£390.83	£428.13
Monthly Net Income	£86.18	£421.88
Annual Net Income	£1,034.10	£5,062.50
Net Return	3.08%	15.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,362.50**
Adjusted To

Net Return **10.02%**

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

Annual Net Income **£3,487.50**
Adjusted To

Net Return **10.39%**

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 £135,000.



£135,000

3 bedroom town house for sale

+ Add to report

81/2 High Street, Hawick, Hawick, TD9 9BL

NO LONGER ADVERTISED

Marketed from 23 Jun 2021 to 16 Jan 2023 (572 days) by Geo & Jas Oliver, W.S, Hawick



£110,000

3 bedroom semi-detached house for sale

+ Add to report

4 Twirlees Terrace, Hawick, TD9 9LP

NO LONGER ADVERTISED

Marketed from 21 Jun 2022 to 14 Oct 2022 (115 days) by Geo & Jas Oliver, W.S, Hawick

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £880 based on the analysis carried out by our letting team at **Let Property Management**.



£880 pcm

3 bedroom detached house

+ Add to report

Charleston House, Orchard, Hawick, Scottish Borders, TD9

NO LONGER ADVERTISED

Marketed from 26 Apr 2023 to 28 Apr 2023 (2 days) by Galbraith, Kelso



£680 pcm

3 bedroom terraced house

+ Add to report

Weensland Road, Hawick, TD9

NO LONGER ADVERTISED

Marketed from 13 Nov 2022 to 21 Nov 2022 (7 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.



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High Street, Hawick, TD9

PROPERTY ID: 12345678

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.



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