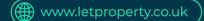


# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

High Street, Hawick, TD9

209040958











### **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...











## 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**









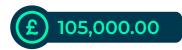
## **Initial Outlay**





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**



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



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	ТВС	
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.



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



+ 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



Current term of tenancy: Moved in within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985** 

High Street, Hawick, TD9



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.