

LET PROPERTY PACK

INVESTMENT INFORMATION

Myreslaw Green, Hawick,
TD9

210663148

 www.letproperty.co.uk





Property Description

Our latest listing is in Myreslaw Green, Hawick, TD9

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Myreslaw Green, Hawick,
TD9

210663148



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The potential market rent for this property is

£ 900

Returns Based on Rental Income	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£90.00
Total Monthly Costs	£464.38
Monthly Net Income	£435.63
Annual Net Income	£5,227.50
Net Return	14.26%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **9.35%**

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


Annual Net Income **£3,502.50**
Adjusted To

Net Return **9.56%**

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 £155,000.




3 bedroom end of terrace house for sale [+ Add to report](#)


23 Liddesdale Road, Hawick, TD9 0EW

NO LONGER ADVERTISED **UNDER OFFER**


Marketed from 8 May 2023 to 10 Aug 2023 (94 days) by Cullen Kilshaw, Hawick

Generously proportioned end-terraced home | Well established residential area | Versatile layout ...

 Sold price history: [View](#)

 Floor plan: [View](#)

£155,000




3 bedroom semi-detached house for sale [+ Add to report](#)


7 Gladstone Street, Hawick, TD9 0HY

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 May 2024 to 4 Sep 2024 (111 days) by Geo & Jas Oliver, W.S. Hawick

Three Bedroom House | Private Garage and Driveway | Rear Garden | Immaculate Decorative Order

 Sold price history: [View](#)

 Floor plan: [View](#)

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £680 based on the analysis carried out by our letting team at **Let Property Management**.



£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

No Agent Fees | Property Reference Number: 1522337



£675 pcm

2 bedroom flat

+ Add to report

3 Netherwood, Sunnyhill Road, Hawick, TD9 7HT






NO LONGER ADVERTISED

Marketed from 23 Feb 2023 to 1 Mar 2023 (5 days) by Cullen Kilshaw Lettings, Galashiels

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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**
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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Myreslaw Green, 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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