

LET PROPERTY PACK

INVESTMENT INFORMATION

Emma Street, Blairgowrie,
PH10

211286463

 www.letproperty.co.uk





Property Description

Our latest listing is in Emma Street, Blairgowrie, PH10

Get instant cash flow of **£325** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.9%** 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...



Emma Street,
Blairgowrie, PH10

211286463



Property Key Features

Studio Flat

1 Bathroom

Good Condition

Allocated Parking

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £325

Market Rent: £500

Lounge/Kitchen



Bedroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 55,000

| | |
|-------------------------|----------------|
| Stamp Duty ADS @ 6% | £3,300 |
| LBTT Charge | £0 |
| Legal Fees | £1,000 |
| Total Investment | £59,300 |

Projected Investment Return



The monthly rent of this property is currently set at £325 per calendar month but the potential market rent is

£ 500

| Returns Based on Rental Income | £325 | £500 |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £30.00 | |
| Ground Rent | £0.00 | |
| Letting Fees | £32.50 | £50.00 |
| Total Monthly Costs | £77.50 | £95.00 |
| Monthly Net Income | £247.50 | £405.00 |
| Annual Net Income | £2,970.00 | £4,860.00 |
| Net Return | 5.01% | 8.20% |

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 **£3,860**
Adjusted To

Net Return **6.51%**

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 £63,000.



£63,000

1 bedroom flat for sale

+ Add to report

Croft Lane, Blairgowrie

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Sep 2020 to 15 Oct 2021 (379 days) by Simple Approach Estate Agents, Perth



£53,500

1 bedroom flat for sale

+ Add to report

14c, Emma Street, Blairgowrie, PH10 6NT

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2021 to 19 Oct 2021 (133 days) by Possible Estate Agents, Perth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

1 bedroom bungalow

+ Add to report

Harriet Row, Blairgowrie, PH10

NO LONGER ADVERTISED

Marketed from 24 Sep 2024 to 30 Sep 2024 (5 days) by RentLocally.co.uk Ltd, Edinburgh



£350 pcm

1 bedroom flat

+ Add to report

Queen's Pend, Blairgowrie, PH10

NO LONGER ADVERTISED

Marketed from 16 Dec 2020 to 18 Jan 2021 (33 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: **3 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.



 www.letproperty.co.uk

Emma Street, Blairgowrie, PH10

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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