

¥

## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Bridgend, Duns, TD11

197987134

( www.letproperty.co.uk

#### 





## **Property** Description

Our latest listing is in Bridgend, Duns, TD11

Get instant cash flow of £1,916 per calendar month with a 10.2% Gross Yield for investors.

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...







#### Bridgend, Duns, TD11

197987134

1 bedroom 1 bathroom Spacious Room Modern Kitchen

 $\odot$ 

**Property Key Features** 

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £1,916













## Bedrooms





## Bathroom





## Exterior





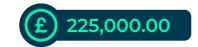
## **Initial** Outlay





Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£56,250.00
SDLT Charge	£6,750
Legal Fees	£1,000.00
Total Investment	£64,000.00

### **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 £1,916 per calendar month.

Returns Based on Rental Income	£1,916
Mortgage Payments on £168,750.00 @ 5%	£703.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£191.60
Total Monthly Costs	£909.73
Monthly Net Income	<mark>£1,006.28</mark>
Annual Net Income	<b>£12,075.30</b>
Net Return	18.87%

LETOR(!)DERT

#### Return Stress Test Analysis Report





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

Annual Net Income -£8,617.50 Adjusted To

Net Return -13.46%

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

Annual Net Income -£11,992.50 Adjusted To

Net Return

-18.74%

#### 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 £335,000.



£335,000



NO LONGER ADVERTISED SOLD STC

Rose Villa is a large stone built C-Listed Victorian home set within its own private garden groun...

Marketed from 3 Mar 2021 to 30 Jun 2021 (118 days) by Rettie & Co, Berwick upon Tweed



£230,000

#### 2 bedroom detached house for sale Teviot Cottage, 26 Bridgend, Duns

+ Add to report

+ Add to report

#### NO LONGER ADVERTISED UNDER OFFER

Extremely attractive detached home | Easy access to all local amenities | Sunny south facing gard...

Marketed from 10 Apr 2023 to 2 Jun 2023 (53 days) by Hastings Legal, Duns

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.







www.letproperty.co.uk

#### Bridgend, Duns, TD11

197987134

# 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.

