

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bridgend, Duns, TD11

197987134

 [www.letproperty.co.uk](http://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...**



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## Property Key Features

1 bedroom

1 bathroom

Spacious Room

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,916

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 225,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £1,916 per calendar month.

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.



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

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£8,617.50**

Net Return **-13.46%**

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

Annual Net Income Adjusted To **-£11,992.50**

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

## 4 bedroom detached house for sale

Rose Villa, 28 Bridgend, Duns, Scottish Borders

+ Add to report

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

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

# 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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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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