

LET PROPERTY PACK

INVESTMENT INFORMATION

East Mill, Bridge Street,
TD1 1SU

212465240

 www.letproperty.co.uk





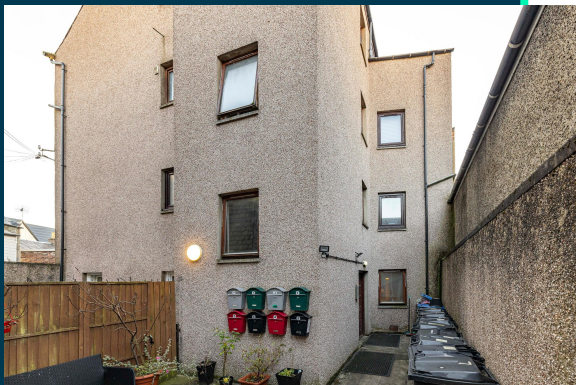
Property Description

Our latest listing is in East Mill, Bridge Street, TD1 1SU

Get instant cash flow of **£325** per calendar month with a **7.8%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



East Mill, Bridge Street,
TD11SU

212465240



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £325

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	£3,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£54,000

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.



Returns Based on Rental Income	£325
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	Freehold
Letting Fees	£32.50
Total Monthly Costs	£77.50
Monthly Net Income	£247.50
Annual Net Income	£2,970.00
Net Return	5.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,300**
Adjusted To

Net Return **7.96%**



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 £80,000.



£80,000

1 bedroom ground floor flat for sale

+ Add to report

13 Wilderhaugh Court, Galashiels, TD1 1QL

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 24 Oct 2023 to 2 Feb 2024 (101 days) by Cullen Kilshaw, Galashiels



£75,000

1 bedroom flat for sale

+ Add to report

79D High Street, Galashiels

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 May 2024 by James Agent, Melrose

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom flat

+ Add to report

St. Andrew Street, Galashiels

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 16 Oct 2024 (8 days) by Quicklister, Nationwide



£595 pcm

1 bedroom flat share

+ Add to report

Park Street, Galashiels, TD1






CURRENTLY ADVERTISED

Marketed from 14 Nov 2024 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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

East Mill, Bridge Street, TD1 1SU

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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