

¥

## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

High Street, Jedburgh, TD8

212128519

() www.letproperty.co.uk

#### **LETPR®PERTY**





## **Property Description**

Our latest listing is in High Street, Jedburgh, TD8

Get instant cash flow of £400 per calendar month with a 4.8% Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **6.0%** 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...

#### **LETPR®PERTY**





#### High Street, Jedburgh, TD8

212128519

Commercial Unit Fac Travel Agency Cu Primary Business Area Ma Stock Room

 $\odot$ 

**Property Key Features** 

Factor Fees: £0.00

Current Rent: £400

Market Rent: £500

## **Primary Business Area**





## Stock Room





## Bathroom









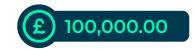






Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

## **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 £400 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£400	£500
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	.00
Ground Rent	£0.00	
Letting Fees	£40.00	£50.00
Total Monthly Costs	£367.50	<b>£377.50</b>
Monthly Net Income	£32.50	£122.50
Annual Net Income	£390.00	<b>£1,470.00</b>
Net Return	<b>1.22%</b>	<mark>4.59%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£470.00** Adjusted To

Net Return 1.47%

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

Annual Net Income -£30.00 Adjusted To

Net Return -0.09%

## 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 £170,000.





High Street, Jedburgh, TD8

NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 31 May 2024 (148 days) by Purplebricks New Homes, Nationwide



1 bedroom ground	floor flat for sale
------------------	---------------------

5 Old Bridge End, Jedburgh, TD8 6EU

NO LONGER ADVERTISED

Marketed from 2 Nov 2022 to 21 Nov 2022 (18 days) by Geo & Jas Oliver, W.S, Hawick



+ Add to report

Mark

£80,000



### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £495 based on the analysis carried out by our letting team at Let Property Management.

#### 1 bedroom flat

Market Place, Jedburgh, TD8

NO LONGER ADVERTISED

Marketed from 25 Oct 2023 to 14 Nov 2023 (19 days) by Northwood, Edinburgh

£495 pcm

£400 pcm

1 bedroom flat

Canongate, Jedburgh, Scottish Borders, TD8

NO LONGER ADVERTISED

Marketed from 10 Jan 2023 to 25 Jan 2023 (14 days) by Cullen Kilshaw Lettings, Galashiels









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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 8 years+







#### High Street, Jedburgh, TD8

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.

