

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Jedburgh, TD8

212124089

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Jedburgh, TD8

Get instant cash flow of **£1,150** per calendar month with a **7.3%** Gross Yield for investors.

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...



High Street, Jedburgh,
TD8

212124089



Property Key Features

Commercial Unit

Long and Wide Counter Area

Large Kitchen Space

Basement

Factor Fees: £0.00

Current Rent: £1,150

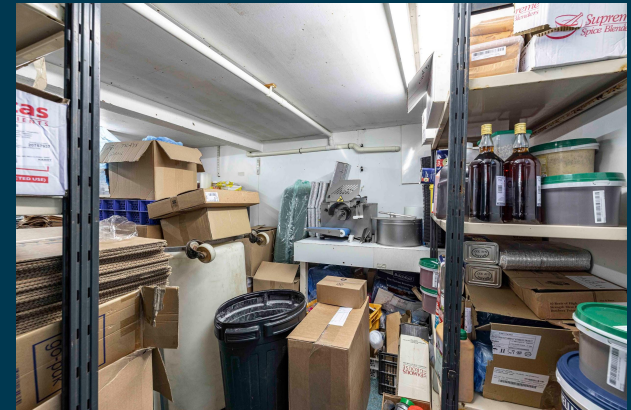
Primary Business Area



Kitchen



Basement



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 190,000.00

| | |
|---------------------|------------|
| 25% Deposit | £47,500.00 |
| Stamp Duty ADS @ 6% | £11,400.00 |
| LBTT Charge | £900 |
| Legal Fees | £1,000.00 |
| Total Investment | £60,800.00 |

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.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £1,150 |
| Mortgage Payments on £142,500.00 @ 5% | £593.75 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | £0.00 |
| Letting Fees | £115.00 |
| Total Monthly Costs | £723.75 |
| Monthly Net Income | £426.25 |
| Annual Net Income | £5,115.00 |
| Net Return | 8.41% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,815.00**
Adjusted To

Net Return **4.63%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **3.73%**

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 £195,000.



£195,000

2 bedroom flat for sale

+ Add to report

Investment Portfolio, Three x 2 Bedroom Apartments, High Street, Jedburgh

NO LONGER ADVERTISED

Marketed from 22 Dec 2022 to 11 May 2023 (139 days) by Hastings Legal, Jedburgh



£169,995

Studio apartment for sale

+ Add to report

High Street, Jedburgh, Scottish Borders

CURRENTLY ADVERTISED

Marketed from 17 Aug 2023 by Rettie, Melrose

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom bungalow

+ Add to report

Meiklecleuch, Cairnmount, Jedburgh, TD8 6SA

NO LONGER ADVERTISED

Marketed from 2 Feb 2022 to 17 Feb 2022 (15 days) by Cullen Kilshaw, Galashiels



£850 pcm

5 bedroom terraced house

+ Add to report

85 Castlegate, Jedburgh, TD8 6BD






NO LONGER ADVERTISED

Marketed from 6 Sep 2024 to 9 Sep 2024 (2 days) by Cullen Kilshaw Lettings, Galashiels

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.



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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.



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