

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Jedburgh, TD7

212275714

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Jedburgh, TD7

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.8%** 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..



High Street, Jedburgh,
TD7

212275714



Property Key Features

Commercial Unit

Vacant Property

Large Primary Business Area

Storage Space

Factor Fees: £0.00

Current Rent: £0 (VACANT)

Market Rent: £650

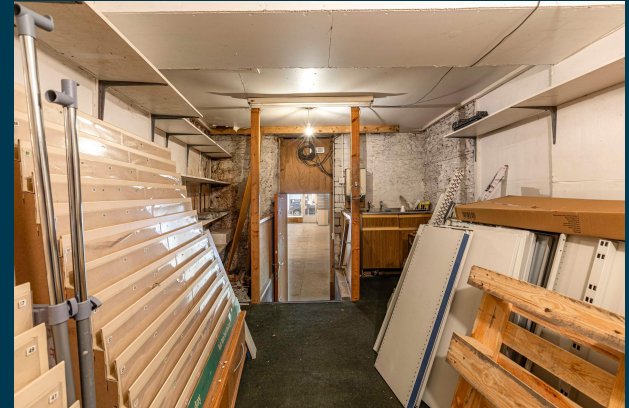
Front Shop



Back Shop



Stock Room



Exterior





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

£ 100,000.00

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.



Returns Based on Rental Income	£650
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	£65.00
Total Monthly Costs	£392.50
Monthly Net Income	£257.50
Annual Net Income	£3,090.00
Net Return	9.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,790.00**
Adjusted To

Net Return **5.59%**

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

Annual Net Income **£1,590.00**
Adjusted To

Net Return **4.97%**

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 £125,000.



£125,000

2 bedroom end of terrace house for sale

+ Add to report

High Street, Selkirk, TD7

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2024 to 23 Oct 2024 (63 days) by Purplebricks, covering Tweeddale



£95,000

2 bedroom flat for sale

+ Add to report

40B Chapel Street, Selkirk

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Nov 2023 to 17 Jan 2024 (75 days) by James Agent, Melrose

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

3 bedroom maisonette

+ Add to report

High Street, Selkirk, Scottish Borders, TD7

NO LONGER ADVERTISED

Marketed from 1 Jun 2023 to 10 Jun 2023 (8 days) by Cullen Kilshaw Lettings, Galashiels



£525 pcm

2 bedroom flat

+ Add to report

33 Tower Street, Selkirk

NO LONGER ADVERTISED






LET AGREED

Marketed from 13 Sep 2022 to 1 Dec 2022 (79 days) by Borders Country Lets, Kelso

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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, TD7

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.



LETPROPERTY