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## LET PROPERTY PACK

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#### **INVESTMENT** INFORMATION

Mansfield Garden, Hawick, TD9

215095738

( www.letproperty.co.uk

#### **LETPR®PERTY**





## **Property** Description

Our latest listing is in Mansfield Garden, Hawick, TD9.

Get instant cash flow of £400 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 11.0% if the rent was increased to market rate.

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...

#### **LETPR®PERTY**





#### Mansfield Garden, Hawick, TD9

215095738

1 Bathroom Factor I 1 Bathroom Ground Good Condition Lease L

**Property Key Features** 

Easy Access to Local Amenities

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Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £400 Market Rent: £550







## **Kitchen**





## Bedrooms





## Bathroom





## Exterior



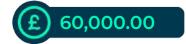






Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### PROPERTY VALUATION



25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

## **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	£400	£550
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	Freehold	
Letting Fees	£40.00	£55.00
Total Monthly Costs	<mark>£242.50</mark>	<b>£257.50</b>
Monthly Net Income	£157.50	£292.50
Annual Net Income	<b>£1,890.00</b>	<mark>£3,510.00</mark>
Net Return	<mark>9.09%</mark>	<mark>16.88%</mark>



550

### Return Stress Test Analysis Report





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

Annual Net Income **£2,410.00** Adjusted To

Net Return

11.59%

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

Annual Net Income **£2,610.00** Adjusted To

Net Return

12.55%

## 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 £85,000.

> 2 bedroom flat for sale + Add to 11 Mansfield Gardens, Hawick, TD9 8AN CURRENTLY ADVERTISED Marketed from 12 Jun 2024 by Cullen Kilshaw, Hawick On-street parking Private enclosed cardens to the front and rear Wonderful investment 2 bedroom flat for sale + Add to re Mansfield Gardens, Hawick NO LONGER ADVERTISED SOLD STC Marketed from 3 Feb 2023 to 12 Jul 2023 (158 days) by Bannerman Burke Properties, Hawick £65,000 HALLWAY KITCHEN LIVING ROOM 2 DOUBLE BEDROOMS SHOWER ROOM FRONT GARDEN







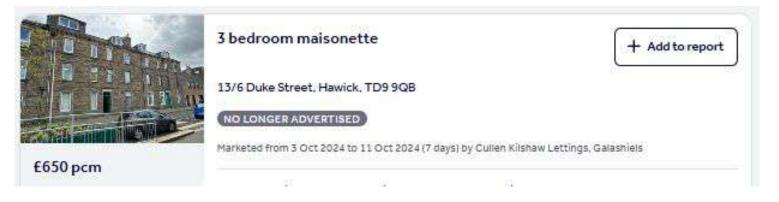




### **Rent Comparables Report**



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**.



Alle 1	2 bedroom flat	+ Add to report
	Mansfield Road, Hawick, TD9	lā n
	NO LONGER ADVERTISED	
£600 pcm	Marketed from 24 Mar 2025 to 25 Mar 2025 (1 days) by Lowrie Property. Hawick	

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

# Interested in this property investment?

# Call us on 0141 478 0985

Mansfield Garden, Hawick, TD9

PROPERTY ID: 12345678

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.