

# LET PROPERTY PACK

## INVESTMENT INFORMATION

South Street, Musselburgh,  
EH21 6AT

215797705

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in South Street, Musselburgh, EH21 6AT

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£913** which would provide the investor a Gross Yield of **8.8%** 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...**



South Street,  
Musselburgh, EH21 6AT

215797705



## Property Key Features

**1 bedroom**

**1 bathroom**

**Well Maintained Property**

**On-Street Parking**

**Communal Garden at the Back**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £913**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 125,000.00

25% Deposit	<b>£31,250.00</b>
Stamp Duty ADS @ 6%	<b>[Field - Stamp Duty ADS @ 6%]</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£42,250.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 913



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	£750.00	£913
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£91.30
<b>Total Monthly Costs</b>	<b>£480.63</b>	<b>£496.93</b>
<b>Monthly Net Income</b>	<b>£269.38</b>	<b>£416.08</b>
<b>Annual Net Income</b>	<b>£3,232.50</b>	<b>£4,992.90</b>
<b>Net Return</b>	<b>7.65%</b>	<b>11.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,166.90**  
Adjusted To

Net Return                      **7.50%**

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

Annual Net Income      **£3,117.90**  
Adjusted To

Net Return                      **7.38%**

# 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 £130,000.



**1 bedroom flat for sale** + Add to report

King Street, Musselburgh, East Lothian, EH21

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 24 Oct 2023 to 21 Mar 2024 (148 days) by Monarch Legal, Edinburgh

£130,000

Quietly situated on a peaceful no-through road minutes from Musselburgh High Street and Sports Ce...



**1 bedroom flat for sale** + Add to report

New Street, Musselburgh, East Lothian, EH21

**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 2 Sep 2024 to 27 Feb 2025 (177 days) by Smart Property, Edinburgh

£129,000

Traditional tenement | Close to harbour | Double glazing | Secure entry | Well kept communal gard...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 1 bedroom flat

+ Add to report

North High Street, Musselburgh, East Lothian, EH21

NO LONGER ADVERTISED

Marketed from 16 Jan 2024 to 5 Feb 2024 (20 days) by Home Lettings, Edinburgh

Shower



£915 pcm

## 1 bedroom flat

+ Add to report

Harbour Court, Musselburgh, Edinburgh, EH21

NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 8 Feb 2024 (3 days) by Dove Davies & Partners, Edinburgh

Newly uograded | New kitchen | New shower room | Double glazing | Shower | Washing machine | Frid...

# 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: **0-2 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](http://www.letproperty.co.uk)

South Street, Musselburgh, EH21 6AT

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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