

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrew Street,
Galashiels, TD1

216032845

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Andrew Street, Galashiels, TD1

Get instant cash flow of **£360** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



St. Andrew Street,
Galashiels, TD1

216032845



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: tbc

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £360

Market Rent: £700

Lounge



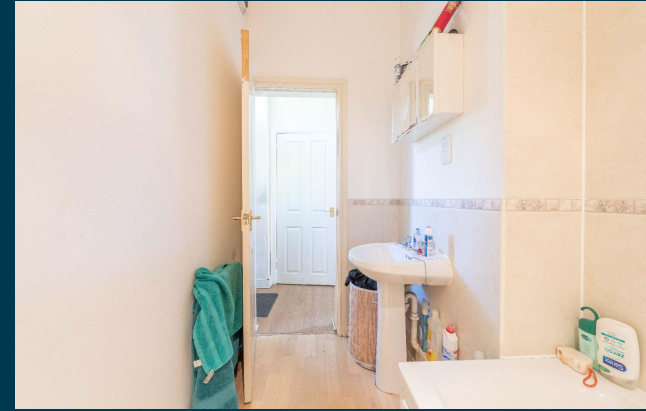
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

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 £360 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£360	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	Freehold	
Letting Fees	£36.00	£70.00
Total Monthly Costs	£301.00	£335.00
Monthly Net Income	£59.00	£365.00
Annual Net Income	£708.00	£4,380.00
Net Return	2.58%	15.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,980.00**
Adjusted To

Net Return **10.88%**

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

Annual Net Income **£3,180.00**
Adjusted To

Net Return **11.61%**

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 £110,000.



£110,000

2 bedroom flat for sale

113 Channel Street, Galashiels, TD1 1BN

CURRENTLY ADVERTISED

Marketed from 15 May 2025 by Cullen Kilshaw, Galashiels

+ Add to report

Well appointed town centre property | All amenities on the doorstep including transport interchan...



£110,000

2 bedroom flat for sale

Gala Park, Galashiels

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jul 2023 to 2 Oct 2023 (79 days) by James Agent, Melrose

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

66 Tweed Road, Galashiels, TD1 3DY

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 20 Sep 2024 (6 days) by Cullen Kilshaw Lettings, Galashiels

+ Add to report



£695 pcm

2 bedroom flat

108P – High Buckholmside, Galashiels, TD1 2HP

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 22 May 2024 (4 days) by SouthSide Property Management, Edinburgh

+ Add to report

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



www.letproperty.co.uk

St. Andrew Street, Galashiels, TD1

PROPERTY ID: 216032845

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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