

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Duke Street, Hawick, TD9

224218532

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





## Property Description

Our latest listing is in Duke Street, Hawick, TD9

Get instant cash flow of **£450** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.0%** 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...**



LET PROPERTY



Duke Street, Hawick, TD9

224218532



## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £600

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£22,450.00</b>

# 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 £450 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		Freehold
Letting Fees	£45.00	£60.00
<b>Total Monthly Costs</b>	<b>£263.13</b>	<b>£278.13</b>
Monthly Net Income	£186.88	£321.88
Annual Net Income	£2,242.50	£3,862.50
<b>Net Return</b>	<b>9.99%</b>	<b>17.20%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£2,662.50**  
Adjusted To

Net Return **11.86%**

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

Annual Net Income **£2,887.50**  
Adjusted To

Net Return **12.86%**

# 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 £70,000.



£70,000

## 2 bedroom flat for sale

12/4 Duke Street, Hawick, TD9 9QB

NO LONGER ADVERTISED

Marketed from 4 Jan 2017 to 5 Nov 2021 (1765 days) by Geo & Jas Oliver, W.S, Hawick

+ Add to report



£65,000

## 2 bedroom ground floor flat for sale

13/2 Duke Street, Hawick, TD9 9QB

NO LONGER ADVERTISED

Marketed from 14 Jan 2022 to 22 Aug 2022 (219 days) by Geo & Jas Oliver, W.S, Hawick

+ Add to report

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

**2 bedroom flat**

Mansfield Road, Hawick, TD9

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 29 Aug 2025 to 24 Sep 2025 (26 days) by Lowrie Property, Hawick



£575 pcm

**2 bedroom flat**

Laidlaw Terrace, Hawick, TD9

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 11 Nov 2025 to 27 Nov 2025 (16 days) by Lowrie Property, Hawick

# 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: **4 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.



Duke Street, Hawick, TD9

PROPERTY ID: 224218532

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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