

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Seagate, Dundee, DD1

224178904

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





## Property Description

Our latest listing is in Seagate, Dundee, DD1

Get instant cash flow of **£2,166** per calendar month with a **10.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Seagate, Dundee, DD1

224178904



## Property Key Features

Commercial Property

Spacious Area

Well Maintained Property

Prime Location

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,166

# Diner



# Kitchen



# Bathroom



# Exterior





Figures based on assumed purchase price of £260,000.00 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 260,000.00

25% Deposit	£65,000.00
Stamp Duty ADS @ 8%	£20,800.00
LBTT Charge	£2,600
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£89,400.00</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 £2,166 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£2,166</b>
Mortgage Payments on £195,000.00 @ 5%	<b>£812.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£216.60</b>
<b>Total Monthly Costs</b>	<b>£1,044.10</b>
<b>Monthly Net Income</b>	<b>£1,121.90</b>
<b>Annual Net Income</b>	<b>£13,462.80</b>
<b>Net Return</b>	<b>15.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,130.80**  
Adjusted To

Net Return                      **10.21%**

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

Annual Net Income      **£9,562.80**  
Adjusted To

Net Return                      **10.70%**

# 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 £270,000.



£270,000

## 3 bedroom penthouse for sale

+ Add to report

Cowgate, Dundee, Angus, DD1

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Oct 2024 to 18 Dec 2024 (64 days) by YOUR MOVE, Dundee



£240,000

## 3 bedroom house for sale

+ Add to report

7 Cairn avenue, Dundee

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Sep 2023 to 29 Aug 2024 (359 days) by Harmony Homes Estate Agency, Dundee

# 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: **5 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.



Seagate, Dundee, DD1

PROPERTY ID: 224178904

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**