

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Newton
Stewart, DG8

224282086

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Newton Stewart, DG8

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 **£850** 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...



Main Street, Newton
Stewart, DG8

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £450 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£450	£850
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£85.00
Total Monthly Costs	£372.50	£412.50
Monthly Net Income	£77.50	£437.50
Annual Net Income	£930.00	£5,250.00
Net Return	2.74%	15.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,550.00**
Adjusted To

Net Return **10.44%**

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

Annual Net Income **£3,750.00**
Adjusted To

Net Return **11.03%**

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 £125,000.



£125,000

3 bedroom semi-detached house for sale

+ Add

Sun Street, Glenluce, DG8

NO LONGER ADVERTISED

Marketed from 18 Aug 2025 to 18 Aug 2025 by South West Property Centre, Stranraer



£125,000

2 bedroom semi-detached house for sale

+ Add to report

Motehill, Glenluce, DG8

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 16 Jul 2025 to 1 Oct 2025 (76 days) by South West Property Centre, Stranraer

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom terraced house

Fauldribbon Road, Girvan, KA26

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 2 Sep 2025 (108 days) by Century 21, Cambuslang

+ Add to report



£795 pcm

2 bedroom terraced house

59 Main Street, Colmonell, Girvan, KA26 0RY

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 23 Sep 2024 (13 days) by Donald Ross Residential Lettings, Ayr

+ 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**
-  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.



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PROPERTY ID: 224282086

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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