

LET PROPERTY PACK

INVESTMENT INFORMATION

Struan Street,
Newport-on-Tay, DD6

224882516

 www.letproperty.co.uk





Property Description

Our latest listing is in Struan Street, Newport-on-Tay, DD6

Get instant cash flow of **£1,210** per calendar month with a **6.9%** 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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,210

Lounge



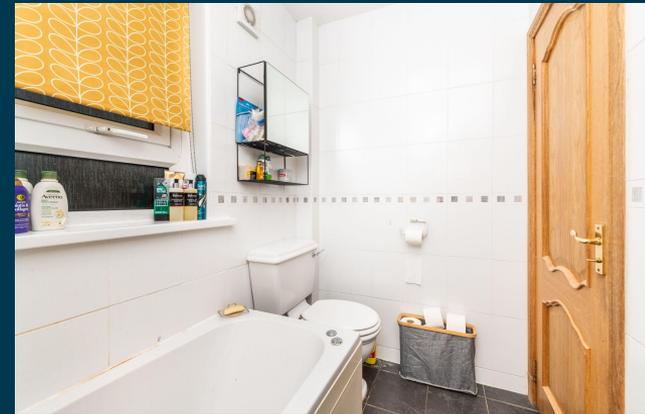
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 210,000.00

25% Deposit	£52,500.00
Stamp Duty ADS @ 8%	£16,800.00
LBTT Charge	£1,300
Legal Fees	£1,000.00
Total Investment	£71,600.00

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 £1,210 per calendar month.

Returns Based on Rental Income	£1,210
Mortgage Payments on £157,500.00 @ 5%	£656.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£121.00
Total Monthly Costs	£792.25
Monthly Net Income	£417.75
Annual Net Income	£5,013.00
Net Return	7.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,593.00**
Adjusted To

Net Return **3.62%**

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

Annual Net Income **£1,863.00**
Adjusted To

Net Return **2.60%**

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 £265,000.



£265,000

3 bedroom villa for sale

+ Add to report

Kilnburn, Newport-On-Tay, DD6

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jan 2023 to 18 May 2023 (108 days) by Lawrie Estate Agents, Cupar



£200,000

2 bedroom semi-detached house for sale

+ Add to report

Struan Street, Newport-On-Tay

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2024 to 16 Jul 2024 (120 days) by McIntyre Properties, Dundee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom house

King Street, Newport-On-Tay

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 16 Oct 2024 (14 days) by Rollos, St Andrews

+ Add to report



£1,200 pcm

3 bedroom terraced house

Kinbrae Park, Newport-on-Tay, Fife, DD6

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2025 to 26 Jun 2025 (8 days) by Gilson Gray LLP, Dundee

+ 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: **1 year**

 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.



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Struan Street, Newport-on-Tay, DD6

PROPERTY ID: 224882516

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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