

LET PROPERTY PACK

INVESTMENT INFORMATION

South Methven Street,
Perth, PH1

211583827

 www.letproperty.co.uk





Property Description

Our latest listing is in South Methven Street, Perth, PH1

Get instant cash flow of **£675** per calendar month with a **10.1%** 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...



South Methven Street,
Perth, PH1

211583827



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access To Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £675

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



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£675	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.50	£70.00
Total Monthly Costs	£332.50	£335.00
Monthly Net Income	£342.50	£365.00
Annual Net Income	£4,110.00	£4,380.00
Net Return	15.00%	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 £100,000.



£95,000

2 bedroom flat for sale

+ Add to report

55/3 South Methven Street, Perth, PH1 5NX

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 May 2022 to 25 Aug 2022 (99 days) by Possible Estate Agents, Perth

Generous maisonette | 2 double bedrooms | Impressive lounge | Large dining kitchen | Modern bathr...



£84,950

2 bedroom flat for sale

+ Add to report

South Methven Street, Perth

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Jan 2020 to 29 Nov 2021 (683 days) by Simple Approach Estate Agents, Perth

Beautifully Presented First Floor Flat | Two Double Bedrooms | Gas Central Heating | New Carpetin...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

2 bedroom terraced house

+ Add to report

Carolina Street, Perth, PH1

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Dec 2025 to 6 Jan 2026 (19 days) by Simple Life, Simple Life



£975 pcm

2 bedroom flat

+ Add to report

Vasart Court Perth

NO LONGER ADVERTISED

Marketed from 4 Feb 2026 to 17 Feb 2026 (12 days) by Simple Approach Estate Agents, Perth

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: **Moved in within the last 2 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.



Interested in this
property investment?

Call us on
0141 478 0985

South Methven Street, Perth, PH1

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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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