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# **LET PROPERTY PACK**

### **INVESTMENT** INFORMATION

Robertsons Buildings, Barrack Street, Perth, PH1

207156040

() www.letproperty.co.uk

### **LETPR@PERTY**



# **Property** Description

Our latest listing is in Robertsons Buildings, Barrack Street, Perth, PH1

Get instant cash flow of £450 per calendar month with a 8.3% Gross Yield for investors.

This property has a potential to rent for £525 which would provide the investor a Gross Yield of 9.7% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...

### **LETPR®PERTY**





Robertsons Buildings, Barrack Street, Perth, PH1

207156040

1 Bedroom 1 Bathroom Spacious Lounge Good Condition

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Factor Fees: £0.00

**Property Key Features** 

Current Rent: £450

Market Rent: £525











# Kitchen





# Bedrooms





# Bathroom





# Exterior









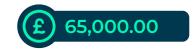
# **Initial** Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### **PROPERTY VALUATION**



25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

## **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





525

### Return Stress Test Analysis Report





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

Annual Net Income **£2,002.50** Adjusted To

Net Return 9.47%

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

Annual Net Income **£2,077.50** Adjusted To

Net Return

9.82%

## 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



Barrack Street, Perth, Perthshire, PH1

NO LONGER ADVERTISED

City Centre Location | Double Glazing

Marketed from 11 May 2017 to 14 Aug 2017 (94 days) by Premier Properties Perth, Perth



£49,950

1 bedroom	flat for	sale
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Barrack Street, Perth

NO LONGER ADVERTISED

SOLD STC

Gas Central Heating Ideal Investment or a First Time Buyer Opportunity Great Location Move ...

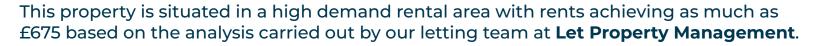
#### SOLD PRICE HISTORY





+ Add to report

### **Rent Comparables Report**





£675 pcm

£450 pcm

### 2 bedroom flat

Barrack Street, Perth, Perthshire, PH1

NO LONGER ADVERTISED

A cosy two bedroom first floor flat. This freshly decorated property is a hidden gem along Barrac...

Marketed from 9 May 2024 to 13 May 2024 (4 days) by Simple Approach Estate Agents, Perth



### 1 bedroom flat

Barrack Street, Perth, PH1

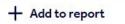
#### NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1956762

Marketed from 17 Jan 2024 to 23 Jan 2024 (6 days) by OpenRent, London







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

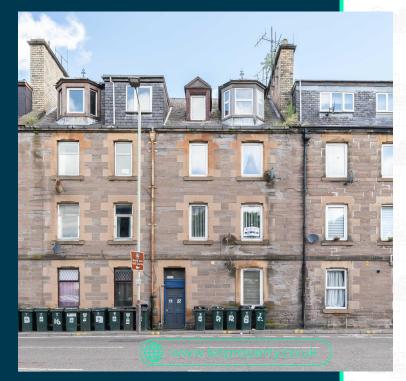
Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





### Robertsons Buildings, Barrack Street, Perth, PH1

PROPERTY ID: 12345678

# 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.

