

LET PROPERTY PACK

INVESTMENT INFORMATION

Braehead, St. Monans,
Anstruther, KY10 2AW

195764549

 www.letproperty.co.uk





Property Description

Our latest listing is in Braehead, St. Monans, Anstruther, KY10 2AW

Get instant cash flow of **£700** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

With a long term tenant and an ideal rental location with easy access to local valuable amenities, this would be a perfect investment for investors looking for a reliable rental income

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



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Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Bathroom and Ensuite

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £700

Market Rent: £1,200

Lounge



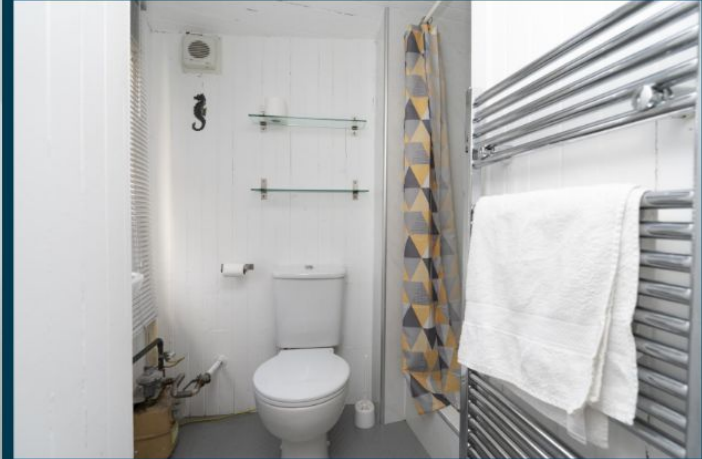
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 200,000.00

25% Deposit	£50,000.00
Stamp Duty ADS @ 6%	£12,000.00
LBTT Charge	£1,100
Legal Fees	£1,000.00
Total Investment	£64,100.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£700	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£70.00	£120.00
Total Monthly Costs	£710.00	£760.00
Monthly Net Income	-£10.00	£440.00
Annual Net Income	-£120.00	£5,280.00
Net Return	-0.19%	8.24%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,880.00**
Adjusted To

Net Return **4.49%**

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

Annual Net Income **£2,280.00**
Adjusted To

Net Return **3.56%**

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 £260,000.



£260,000

2 bedroom flat for sale

West Shore, St Monans, KY10

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

First-floor garden flat | Listed 19th Century building | Envious seafront position | Sunny livin...

Marketed from 7 Jul 2023 by Thorntons Property Services, Anstruther



£200,000

2 bedroom apartment for sale

Braehead, St Monans, KY10 2AW

+ Add to report

CURRENTLY ADVERTISED

PERSONAL PROPERTY TOUR AVAILABLE ONLINE | LOCATION TOUR AVAILABLE ONLINE | PANORAMIC SEA VIEWS | ...

SOLD PRICE HISTORY

27 Aug 2008

£124,750

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom flat

Lamond Drive, St. Andrews

+ Add to report

NO LONGER ADVERTISED

Immediate Entry | Refurbished 2 Bedroom Flat | Fully Furnished

SOLD PRICE HISTORY



£1,300 pcm

2 bedroom apartment

Whitehill Terrace, Largo Road, St Andrews, Fife, KY16

+ Add to report

NO LONGER ADVERTISED






Available now is this two bedroom, ground floor apartment with an area of private garden to the fr...

SOLD PRICE HISTORY

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: **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.



www.letproperty.co.uk

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2AW

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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