

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Young Crescent, Bathgate  
EH48

196943606

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Young Cres, Bathgate EH48

Get instant cash flow of **£523.00** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** 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...**



Young Cres, Bathgate  
EH48

196943606



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Garden Grounds**

**Factor Fees: £0.00**

**Current Rent: £523.00**

**Market Rent: £650**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of **£95,000.00** and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

**£ 95,000.00**

25% Deposit	<b>£23,750.00</b>
Stamp Duty ADS @ 6%	<b>£5,700.00</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£30,450.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £523.00 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£523.00	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£52.30	£65.00
<b>Total Monthly Costs</b>	<b>£364.18</b>	<b>£376.88</b>
<b>Monthly Net Income</b>	<b>£158.83</b>	<b>£273.13</b>
<b>Annual Net Income</b>	<b>£1,905.90</b>	<b>£3,277.50</b>
<b>Net Return</b>	<b>6.91%</b>	<b>10.76%</b>

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      **£1,977.50**  
Adjusted To

Net Return                      **6.49%**

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

Annual Net Income      **£1,852.50**  
Adjusted To

Net Return                      **6.08%**

# 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 £109,000.00.



£109,000

## 1 bedroom ground floor flat for sale

Young Crescent, Bathgate

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

GCH & DG | Modern kitchen and bathroom | Private front and back entrance | Outbuilding, shed & ga...

### SOLD PRICE HISTORY

21 Mar 2022

£115,000



£100,000

## 1 bedroom ground floor flat for sale

30 Young Crescent, Bathgate, West Lothian, EH48 2SL

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

RECENTLY UPGRADED! Sneddon Morrison Estate Agents are delighted to offer this well presented 1 be...

### SOLD PRICE HISTORY

9 Mar 2022

£100,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795.00 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

Floorplan

## 1 bedroom ground floor flat

Malcolm Court, Bathgate

+ Add to report

NO LONGER ADVERTISED LET AGREED

LARN2001002 | L/L Reg:20114/400/06090 | Private Parking | Fully Furnished | Walking Distance to a...

### SOLD PRICE HISTORY

17 Jan 2005	£59,000
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Marketed from 9 Aug 2023 to 23 Aug 2023 (14 days) by Martin & Co, Bathgate



£795 pcm

## 1 bedroom flat

Cochrane Street, Bathgate, EH48

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1821443

Marketed from 4 Sep 2023 by OpenRent, London

# 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: **5 years +**

 Standard Short Assured 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.



 [www.letproperty.co.uk](http://www.letproperty.co.uk)

Young Cres, Bathgate EH48

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.



**LETPROPERTY**