

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Clair Street Kirkcaldy,
KY1 2BX

199158982

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Clair Street Kirkcaldy, KY1 2BX

Get instant cash flow of **£550** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** 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...



St. Clair Street Kirkcaldy,
KY1 2BX

199158982



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable
amenities

Factor Fees: £0.00

Current Rent: £550

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£550	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£55.00	£60.00
Total Monthly Costs	£335.63	£340.63
Monthly Net Income	£214.38	£259.38
Annual Net Income	£2,572.50	£3,112.50
Net Return	9.41%	11.38%

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 **£1,912.50**
Adjusted To

Net Return **6.99%**

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income **£1,837.50**
Adjusted To

Net Return **6.72%**

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 £88,000.



£88,000

2 bedroom flat for sale

St. Clair Street, Kirkcaldy

+ Add to report

NO LONGER ADVERTISED

Modern 2 Bed Apartment with Rear Garden | Close walk to the Coast and other Amenities | Close t...

Marketed from 2 Aug 2022 to 6 Oct 2022 (65 days) by FLS Property Sales, Cowdenbeath



£70,000

2 bedroom flat for sale

St Clair Street, Kirkcaldy, Fife

+ Add to report

NO LONGER ADVERTISED

2 Bedrooms | Double Glazed | Gas Centrally Heated | Within Walking Distance to the Coast | Fitted...

Marketed from 5 Sep 2018 to 17 Jul 2019 (314 days) by Express Estate Agency, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

Floorplan

2 bedroom flat

Rutherford Court, Kirkcaldy, Fife, KY1

+ Add to report

NO LONGER ADVERTISED LET AGREED

EPC Rating C | LRN 54274/250/28360 | 2 Bedrooms With Wardrobes | Spacious Lounge/Diner | Partial ...

SOLD PRICE HISTORY

24 Dec 2020	£100,995
17 Jun 2015	£97,000
22 Jul 2010	£90,000

Marketed from 5 May 2023 to 19 May 2023 (13 days) by Your Move, Kirkcaldy



£650 pcm

2 bedroom flat

St Clair Street, Kirkcaldy, KY1

+ Add to report

NO LONGER ADVERTISED






Immaculately presented 2 bedroom upper flat situated on a main access route to Kirkcaldy. The pro...

Marketed from 26 Sep 2022 to 6 Oct 2022 (10 days) by Fife Letting Service, Fife

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 Short Assured 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

St. Clair Street Kirkcaldy, KY1 2BX

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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