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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...

LETPR®PERTY





St. Clair Street Kirkcaldy, KY12BX

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







Kitchen





Bedrooms





Bathroom





Exterior



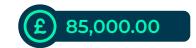






Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

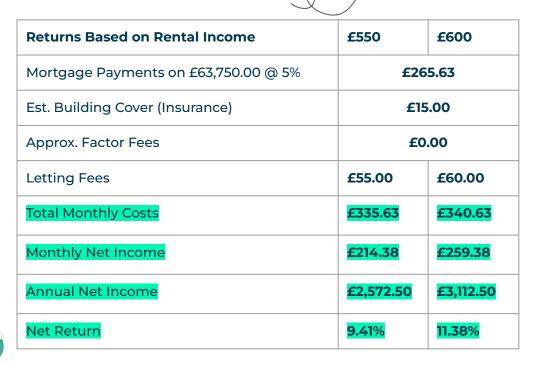


| 25% Deposit | £21,250.00 |
|---------------------|------------|
| Stamp Duty ADS @ 6% | £5,100.00 |
| Legal Fees | £1,000.00 |
| Total Investment | £27,350.00 |

Projected Investment Return



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 £550 per calendar month but the potential market rent is



600

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.

| | 2 bedroom flat for sale St. Clair Street, Kirkcaldy NO LONGER ADVERTISED Modern 2 Bed Apartment with Rear Garden Close v Amenities Close t | + Add to report |
|---------|--|-------------------------|
| £88,000 | Marketed from 2 Aug 2022 to 6 Oct 2022 (65 days) by FLS Prop | erty Sales, Cowdenbeath |
| | | |





+ Add to report

NO LONGER ADVERTISED

 $2\ \text{Bedrooms}$ | 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

| | Add to report |
|--|------------------------------|
| therford Court, Kirkcaldy, Fife, KY1 | |
| O LONGER ADVERTISED LET AGREED | |
| EPC Rating C LRN 54274/250/28360 2 Bedroor Lounge/Diner Partial | ms With Wardrobes Spacious |
| | |
| SOLD PRICE HISTORY | |
| SOLD PRICE HISTORY 24 Dec 2020 | £100,995 |
| | £100,995 £97,000 |

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



2 bedroom flat

St Clair Street, Kirkcaldy, KY1

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

+ Add to report

£650 pcm

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

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





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.

