

LET PROPERTY PACK

INVESTMENT INFORMATION

Almondell Road Broxburn,
EH52 5QH

199385734

 www.letproperty.co.uk





Property Description

Our latest listing is in Almondell Road Broxburn, EH52 5QH

Get instant cash flow of **£620** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Almondell Road
Broxburn, EH52 5QH

199385734



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Current Rent: £620

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£620	£700
Mortgage Payments on £75,000.00 @ 4%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£62.00	£70.00
Total Monthly Costs	£327.00	£335.00
Monthly Net Income	£293.00	£365.00
Annual Net Income	£3,516.00	£4,380.00
Net Return	10.99%	13.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,980.00**
Adjusted To

Net Return **9.31%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

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

Net Return **9.00%**

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 £169,000.



2 bedroom flat for sale

17 Station Road, Broxburn

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

Lower, two bedroom ground and garden flat, apart of a Victorian terraced cottage, which would mak...

£169,000

Floorplan

SOLD PRICE HISTORY

6 May 2008	£154,000
20 Oct 2006	£7,500
17 Apr 2003	£60,000



2 bedroom flat for sale

Easter Road, Broxburn

+ Add to report

NO LONGER ADVERTISED SOLD STC

Main Door Double Upper Flat | Two Double Bedrooms | Double Garage | Close To Town Centre | Double...

£138,000

Floorplan

SOLD PRICE HISTORY

31 Jan 2022	£140,000
12 Dec 2017	£128,000
30 Aug 2005	£83,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

2143L – Union Road, Broxburn, EH52 6HR

+ Add to report

NO LONGER ADVERTISED

Private Patio | Private Parking | Gas Heating | Double Glazing | Main Door Entry | White Goods | ...

Marketed from 12 Dec 2023 to 15 Jan 2024 (33 days) by SouthSide Property Management, Edinburgh



£795 pcm

2 bedroom flat

Greendykes Road, Broxburn, West Lothian, EH52

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 15 Dec 2022 to 30 Dec 2022 (15 days) by KnightBain Estate Agents, Broxburn

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: **Moved in within the last 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

Almondell Road Broxburn, EH52 5QH

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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