

# LET PROPERTY PACK

## INVESTMENT INFORMATION

West High Street  
Buckhaven, Leven, KY8

198463858

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





## Property Description

Our latest listing is in West High Street  
Buckhaven, Leven, KY8

Get instant cash flow of **£375** per calendar  
month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£550**  
which would provide the investor a Gross Yield  
of **13.2%** if the rent was increased to market  
rate.

**With great potential returns and located  
within a prime rental location in the  
Southside of Glasgow, it will make for a  
reliable long term investment for an investor.**

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



West High Street  
Buckhaven, Leven, KY8

198463858



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Double glazed window**

**Garden ground**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £375**

**Market Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	<b>£3,000</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£54,000</b>



# Projected Investment Return



The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

£ 550



Returns Based on Rental Income	£375	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£37.50	£55.00
<b>Total Monthly Costs</b>	<b>£82.50</b>	<b>£100.00</b>
<b>Monthly Net Income</b>	<b>£292.50</b>	<b>£450.00</b>
<b>Annual Net Income</b>	<b>£3,510.00</b>	<b>£5,400.00</b>
<b>Net Return</b>	<b>6.50%</b>	<b>10.00%</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      **£4,300**  
Adjusted To

Net Return                      **7.96%**

# 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 £81,000.



£79,995



## 2 bedroom property for sale

Randolph Street, Buckhaven, Leven, KY8

+ Add to report

NO LONGER ADVERTISED SOLD STC

Individual Villa | Converted From Two Flats | Two Bedrooms (One En-Suite) | Lounge | Kitchen | Si...

### SOLD PRICE HISTORY

25 Jun 2021

£81,000



£73,000



## 2 bedroom flat for sale

Factory Road, Buckhaven

+ Add to report

NO LONGER ADVERTISED

BRIGHT LIVING ACCOMMODATION | LARGE DRIVEWAY | SINGLE GARAGE | PERFECT HOME FOR FIRST TIME BUYERS...

### SOLD PRICE HISTORY

4 Jul 2022

£72,000

9 Nov 2006

£62,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 1 bedroom flat

Henderson Street, Leith, Edinburgh, EH6

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 11 May 2022 to 7 Jun 2022 (26 days) by Clan Gordon, Edinburgh



£825 pcm

## 1 bedroom flat

Commercial Street, The Shore, Edinburgh, EH6

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Washing machine | Fridge Freezer

Marketed from 13 Jun 2022 to 30 Jun 2022 (16 days) by Bruce Rae Property Management, Edinburgh

# 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 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)

West High Street Buckhaven, Leven, KY8

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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