

LET PROPERTY PACK

INVESTMENT INFORMATION

Grainger Street Lochgelly,
KY5

201346913

 www.letproperty.co.uk





Property Description

Our latest listing is in Grainger Street Lochgelly, KY5

Get instant cash flow of **£370** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **12.0%** 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...



Grainger Street Lochgelly,
KY5

201346913



Property Key Features

1 Bedroom

1 Bathroom

Garden ground

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £370

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
Legal Fees	£1,000.00
Total Investment	£19,600.00

Projected Investment Return



The monthly rent of this property is currently set at £370 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£370	£600
Mortgage Payments on £45,000.00 @ 4%	£150.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£37.00	£60.00
Total Monthly Costs	£202.00	£225.00
Monthly Net Income	£168.00	£375.00
Annual Net Income	£2,016.00	£4,500.00
Net Return	10.29%	22.96%

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 **£3,300.00**
Adjusted To

Net Return **16.84%**

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

Annual Net Income **£3,600.00**
Adjusted To

Net Return **18.37%**

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 £62,000.



£59,950



1 bedroom flat for sale

High Street, Lochgelly, KY5

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ground floor flat | Modern throughout

SOLD PRICE HISTORY

24 Jan 2023	£62,000
27 Aug 2013	£38,500
29 Sep 2005	£21,840

Marketed from 27 Oct 2022 to 17 Jan 2023 (81 days) by Delmor Estate & Lettings Agents, Cowdenbeath



£37,000

1 bedroom flat for sale

Grainger Street, Lochgelly, KY5

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

First Floor Flat | 1 bedroom

SOLD PRICE HISTORY

11 Jan 2023	£37,000
9 Apr 2002	£14,000

Marketed from 23 Sep 2022 to 12 Jan 2023 (110 days) by Delmor Estate & Lettings Agents, Cowdenbeath

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

1 bedroom flat

6 Town Hall Apartments, High Street, Kinross, KY13

+ Add to report

NO LONGER ADVERTISED

LET AGREED

One Bedroom Apartment | Immaculate Order | Newly Converted | GCH & DG | Available Now! | 1037521/...

Marketed from 22 Sep 2023 to 20 Oct 2023 (27 days) by Aberdeen Considine, Perth



£800 pcm

1 bedroom flat

5 Town Hall Apartments, High Street, Kinross, KY13

+ Add to report

NO LONGER ADVERTISED

LET AGREED






One Bedroom Apartment | Immaculate Order | Newly Converted | GCH & DG | Available Now! | 1037521/...

Marketed from 5 Aug 2023 to 12 Aug 2023 (7 days) by Aberdeen Considine, Perth

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: **4 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

Grainger Street Lochgelly, KY5

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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