

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Adrian Road Glenrothes,  
KY7 4LP

200036795

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





## Property Description

Our latest listing is in Adrian Road Glenrothes, KY7 4LP

Get instant cash flow of **£600** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Garden Grounds**

**Perfect Location for Working  
Professional**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £600**

**Market Rent: £1,000**



# Lounge

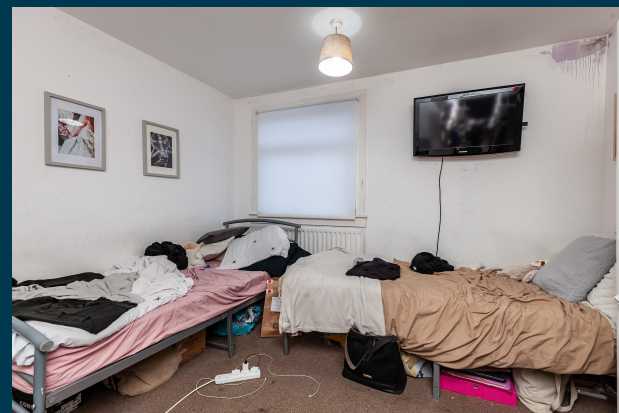




# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £125,000 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 125,000.00

25% Deposit	<b>£31,250.00</b>
Stamp Duty ADS @ 6%	<b>£7,500.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£39,750.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£600	£1,000
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£60.00	£100.00
<b>Total Monthly Costs</b>	<b>£465.63</b>	<b>£505.63</b>
<b>Monthly Net Income</b>	<b>£134.38</b>	<b>£494.38</b>
<b>Annual Net Income</b>	<b>£1,612.50</b>	<b>£5,932.50</b>
<b>Net Return</b>	<b>4.06%</b>	<b>14.92%</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      **£3,932.50**  
Adjusted To

Net Return                      **9.89%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£4,057.50**  
Adjusted To

Net Return                      **10.21%**

# 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 £149,000.



### 3 bedroom end of terrace house for sale

Scott Road, Glenrothes

+ Add to report

NO LONGER ADVERTISED SOLD STC

Extended 3 Bed End Terraced Villa | Bright & Spacious Family Home | Single Garage & 2 Car Drivewa...

£149,000



#### SOLD PRICE HISTORY

6 Apr 2023	£171,000
11 Oct 2002	£68,250

Marketed from 16 Feb 2023 to 5 Apr 2023 (48 days) by First for Homes, Glenrothes



### 3 bedroom end of terrace house for sale

Scott Road, Glenrothes, KY6

+ Add to report

NO LONGER ADVERTISED SOLD STC

Viewing Essential | Recently Refurbished Family Home! | Stunning 3 Bedroom Villa | Dou...

£140,000



#### SOLD PRICE HISTORY

1 Aug 2023	£149,000
20 Jun 2017	£110,000
24 Nov 2016	£89,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

### 3 bedroom detached house

Woodlands Cottage Star Glenrothes

+ Add to report

NO LONGER ADVERTISED

RE/MAX Professionals are delighted to bring to the rental market this stunning, traditionally bu...

Marketed from 19 Sep 2023 to 16 Oct 2023 (27 days) by Remax Professionals, Kirkcaldy



£1,200 pcm

### 3 bedroom detached house

Lochty Court, KY5

+ Add to report

NO LONGER ADVERTISED LET AGREED

Detached House | Two Reception Rooms | 3 Double Bedrooms | Garage and Driveway | Landscaped Garden

Marketed from 11 Jul 2023 to 18 Aug 2023 (38 days) by Fife Properties, Leven



# 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: **3 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)

Adrian Road Glenrothes, KY7 4LP

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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