

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street Stoneyburn,
Bathgate, EH47 8BB

201013675

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street Stoneyburn, Bathgate, EH47 8BB

Get instant cash flow of **£610** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Main Street Stoneyburn,
Bathgate, EH47 8BB

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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £610

Market Rent: £900

Lounge



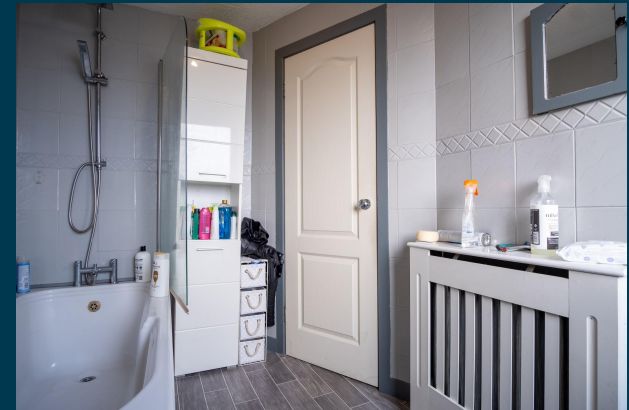
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £610 per calendar month but the potential market rent is

£ 900

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	£610	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£61.00	£90.00
Total Monthly Costs	£388.50	£417.50
Monthly Net Income	£221.50	£482.50
Annual Net Income	£2,658.00	£5,790.00
Net Return	8.31%	18.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,990.00**
Adjusted To

Net Return **12.47%**

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


Annual Net Income **£4,290.00**
Adjusted To

Net Return **13.41%**

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 £90,000.



3 bedroom flat for sale
Cuthill Crescent, Stoneyburn, EH47 8BL

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Ground Floor Flat | 3 Double Bedrooms | Generous Sized Lounge With French Doors | Private Drivewa...

£90,000

Floorplan

SOLD PRICE HISTORY

31 Jul 2023	£97,525
9 Jan 2008	£85,000

Marketed from 17 May 2023 to 28 Jul 2023 (71 days) by Remax Property, West Lothian



2 bedroom flat for sale
Cuthill Crescent, Stoneyburn

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Buy-To-Let Opportunity | Walk-In Condition | Large Rear Garden | Generous Lounge | Two Double Bed...

£75,000

Floorplan

SOLD PRICE HISTORY

21 Sep 2021	£83,500
4 May 2011	£46,800

Marketed from 22 Jun 2021 to 4 Oct 2021 (104 days) by Bridges Properties, Whitburn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

Leyland Road, Bathgate, EH48

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1614993

Marketed from 12 Feb 2023 to 23 Feb 2023 (10 days) by OpenRent, London



£895 pcm

2 bedroom flat

Leyland Road, Bathgate

+ Add to report

NO LONGER ADVERTISED

Student-friendly property | Pets allowed

Marketed from 11 Jan 2024 to 26 Jan 2024 (14 days) by Quicklister, Nationwide

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.



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Main Street Stoneyburn, Bathgate, EH47
8BB

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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