

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street Kirkcaldy, KY1
1NB

203968228

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street Kirkcaldy, KY11NB

Get instant cash flow of **£425** per calendar month with a **8.5%** 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.

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...



High Street Kirkcaldy, KY1
1NB

203968228



Property Key Features

3 bedroom

1 bathroom

Great Condition

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £425

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 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£425	£600
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£42.50	£60.00
Total Monthly Costs	£245.00	£262.50
Monthly Net Income	£180.00	£337.50
Annual Net Income	£2,160.00	£4,050.00
Net Return	11.02%	20.66%

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 **£2,850.00**
Adjusted To

Net Return **14.54%**

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

Annual Net Income **£3,150.00**
Adjusted To

Net Return **16.07%**

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 £99,995.



£99,995



3 bedroom flat for sale

Douglas Street, Kirkcaldy, Fife, KY1

+ Add to report

NO LONGER ADVERTISED SOLD STC

3 Bedrooms | Top Floor | Previously Rented Out | Great Size | Ample Storage | Residents Parking |...

SOLD PRICE HISTORY	
7 Nov 2022	£100,000

Marketed from 28 Jul 2022 to 6 Oct 2022 (69 days) by Your Move, Kirkcaldy



£84,995

3 bedroom flat for sale

Douglas Street, Kirkcaldy

+ Add to report

NO LONGER ADVERTISED SOLD STC

Beautifully Presented 3 Bedroom Apartment | 3 Bedrooms | Spacious Living Accomodation | Showerroo...

SOLD PRICE HISTORY	
15 Sep 2021	£95,100
30 May 2019	£75,000

Marketed from 9 Jun 2021 to 15 Sep 2021 (97 days) by First for Homes, Glenrothes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom flat

Forth House, Abbotshall Road, Kirkcaldy, KY1

+ Add to report

NO LONGER ADVERTISED

Fully Tiled Bathroom | High Efficiency Heating System | Integrated dishwasher | Large roo...

Marketed from 22 May 2023 to 28 May 2023 (6 days) by Rent Locally, Hamilton



£850 pcm

3 bedroom flat

High Street, Kirkcaldy, Fife, KY1

+ Add to report

NO LONGER ADVERTISED

Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 19 Sep 2023 to 25 Sep 2023 (5 days) by Ballantynes, 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: **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

High Street Kirkcaldy, KY1 1NB

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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