

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Stoneyburn,
Bathgate EH47

204956151

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£470** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.2%** 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

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Property Key Features

1 bedroom

1 bathroom

Double Glazed Window

TT - 10yrs

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £470

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £470 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£470	£550
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£47.00	£55.00
Total Monthly Costs	£265.13	£273.13
Monthly Net Income	£204.88	£276.88
Annual Net Income	£2,458.50	£3,322.50
Net Return	11.62%	15.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,222.50**
Adjusted To

Net Return **10.51%**

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

Annual Net Income **£2,347.50**
Adjusted To

Net Return **11.10%**

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 £76,000.



£65,000



£52,500

1 bedroom ground floor flat for sale

Main Street, Stoneyburn

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ground Floor Apartment | Recently Upgraded | New Kitchen | Newly Fitted Flooring | Crisp Decor |...

SOLD PRICE HISTORY

26 Aug 2022

£76,000

1 bedroom apartment for sale

41 Farrier court Blackburn EH47 7QN

+ Add to report

NO LONGER ADVERTISED

1 BED 2ND FLOOR FLAT | EARLY ENTRY AVAILABLE | ENTRY PHONE SYSTEM | CLOSE TO ALL LOCAL AMENITIES

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom flat

Ramslack Street, Balerno, Edinburgh, EH14

+ Add to report

NO LONGER ADVERTISED

LET AGREED

One bedroom | Gas Central Heating | Double glazing

Marketed from 24 Mar 2023 to 24 Apr 2023 (31 days) by DJ Alexander, Edinburgh



£1,000 pcm

1 bedroom flat

South Gyle Wynd, Edinburgh, EH12

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1737700

Marketed from 17 Jun 2023 to 25 Jun 2023 (8 days) by OpenRent, London

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: **5 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.



Main Street, Stoneyburn, Bathgate EH47

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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