

LET PROPERTY PACK

INVESTMENT INFORMATION

Chapelton Drive, Polbeth,
West Calder, EH55

204788296

 www.letproperty.co.uk





Property Description

Our latest listing is in Chapelton Drive, Polbeth, West Calder, EH55

Get instant cash flow of **£575** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **11.4%** 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...



Chapelton Drive, Polbeth,
West Calder, EH55

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Property Key Features

3 Bedroom

1 Bathrooms

Spacious Lounge

Good condition

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £575

Market Rent: £950

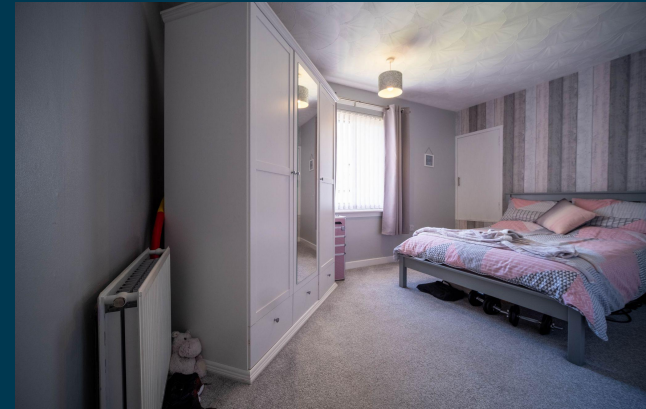
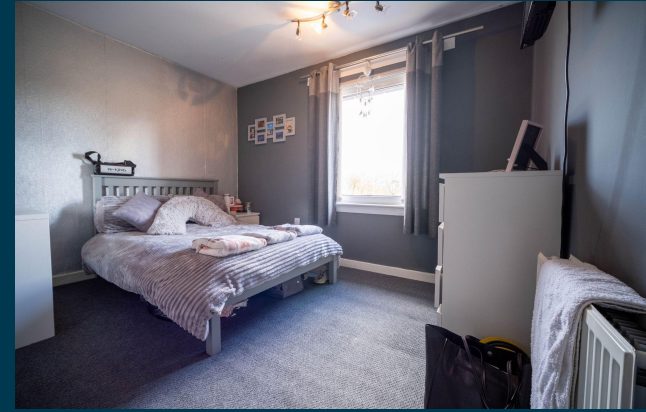
Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge	£3,000
Legal Fees	£1,000
Total Investment	£104,000

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 £575 per calendar month but the potential market rent is

£ 950



Returns Based on Rental Income	£575	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£57.50	£95.00
Total Monthly Costs	£102.50	£140.00
Monthly Net Income	£472.50	£810.00
Annual Net Income	£5,670.00	£9,720.00
Net Return	5.45%	9.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,820**
Adjusted To

Net Return **7.52%**

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 £120,000.



£122,500



3 bedroom house for sale
Chapelton Avenue, Polbeth, West Calder

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Home Report Value £130 000 Fixed Price £122 500 Spacious 3 Bedroom Family home situated on a good...

SOLD PRICE HISTORY	
9 Jan 2024	£115,000

Marketed from 1 Jul 2023 to 19 Jan 2024 (201 days) by Sneddens SSC, Armadale



£120,000



5 bedroom flat for sale
Polbeth Crescent, Polbeth, West Calder, West Lothian, EH55

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Upper Flat | Lounge | Modern Fitted Kitchen | 4 or 5 Bedrooms as required | Bathroom/WC | Garden ...

SOLD PRICE HISTORY	
23 Nov 2023	£127,500
25 Sep 2015	£62,000

Marketed from 25 Aug 2023 to 31 Oct 2023 (67 days) by YOUR MOVE, Falkirk

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**.



£995 pcm

3 bedroom terraced house

Harburn Drive, West Calder

+ Add to report

CURRENTLY ADVERTISED

Pets allowed | Smoker-friendly | Private Garden

SOLD PRICE HISTORY

27 May 2022	£130,000
15 Jun 2007	£95,000

Marketed from 2 May 2024 by Quicklist, Nationwide



£950 pcm

3 bedroom flat

Polbeth Crescent, Polbeth, West Calder, EH55

+ Add to report

NO LONGER ADVERTISED LET AGREED

Lower Villa | Large Lounge | Fitted Kitchen | Three Double Bedrooms | Bathroom with Shower over

SOLD PRICE HISTORY






7 Mar 2022	£99,000
2 Dec 2019	£99,000
22 Oct 2012	£75,000

Marketed from 31 Aug 2023 to 17 Oct 2023 (47 days) by Letting Solutions, West Lothian

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.



Chapelton Drive, Polbeth, West Calder,
EH55

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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