

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Baptie Place, Bo'ness, EH51

200679806

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





## Property Description

Our latest listing is in Baptie Place, Bo'ness, EH51

Get instant cash flow of **£700** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

**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...**



Baptie Place, Bo'ness,  
EH51

200679806



## Property Key Features

**3 Bedroom**

**2 Bathroom**

**Spacious Lounge Area**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 140,000.00

25% Deposit	<b>£35,000.00</b>
Stamp Duty ADS @ 6%	<b>£8,400.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£44,400.00</b>

# 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 £700 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£700	£950
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£95.00
<b>Total Monthly Costs</b>	<b>£522.50</b>	<b>£547.50</b>
<b>Monthly Net Income</b>	<b>£177.50</b>	<b>£402.50</b>
<b>Annual Net Income</b>	<b>£2,130.00</b>	<b>£4,830.00</b>
<b>Net Return</b>	<b>4.80%</b>	<b>10.88%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,930.00**  
Adjusted To

Net Return                      **6.60%**

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

Annual Net Income      **£2,730.00**  
Adjusted To

Net Return                      **6.15%**

# 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 £140,000.



£140,000



Floorplan

## 3 bedroom house for sale

Baptie Place, Bo'ness

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Spacious Terraced Home | 3 Good Sized Bedrooms | Good Sized Kitchen Diner | Lounge  
| Popular Loca...

### SOLD PRICE HISTORY

26 Sep 2023	£145,000
5 Aug 2005	£77,000
13 Aug 2003	£58,000

Marketed from 20 May 2023 to 25 Sep 2023 (128 days) by Sneddons SSC, Armadale



£140,000



Floorplan

## 4 bedroom semi-detached house for sale

Baptie Place, Bo'ness, Stirlingshire, EH51

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

4 Bedrooms | Enclosed front and rear gardens | Downstairs WC | Flexible Living | Bright  
and Spaci...

### SOLD PRICE HISTORY

18 Jan 2022	£147,000
19 Dec 2001	£48,500

Marketed from 21 Oct 2021 to 16 Feb 2022 (118 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**.



£950 pcm



Floorplan

## 3 bedroom end of terrace house

Hamilton Square, Bo'ness, EH51

+ Add to report

NO LONGER ADVERTISED LET AGREED

End of Terrace House | 3 Double Bedrooms | Newly Decorated | New Flooring Throughout | Downstairs...

### SOLD PRICE HISTORY

27 Oct 2023

£140,000

Marketed from 19 Dec 2023 to 16 Feb 2024 (59 days) by Paul Rolfe Sales and Lettings, Linlithgow



£950 pcm



Floorplan

## 4 bedroom detached house

Bonhard Way, Bo'ness

+ Add to report

NO LONGER ADVERTISED LET AGREED

4 Bed Detached Home | South Facing Garden | Single Garage | Driveway for 2 Vehicles | Gas Central...

### SOLD PRICE HISTORY

5 Jul 2005

£195,000

Marketed from 2 Mar 2021 to 7 Apr 2021 (36 days) by Paul Rolfe Sales and Lettings, Linlithgow

# 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: **N/A**

 Current term of tenancy: **VACANT**

 Standard Tenancy Agreement In Place: **N/A**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **N/A**

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)

Baptie Place, Bo'ness, EH51

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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.



**LETPROPERTY**