

LET PROPERTY PACK

INVESTMENT INFORMATION

Mossie Drive, Blackburn,
Bathgate, EH47 7DR

210670899

 www.letproperty.co.uk





Property Description

Our latest listing is in Mosside Drive, Blackburn, Bathgate, EH47 7DR

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Mossie Drive, Blackburn,
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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good Condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,700.00

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.



Returns Based on Rental Income	£550
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£55.00
Total Monthly Costs	£288.75
Monthly Net Income	£261.25
Annual Net Income	£3,135.00
Net Return	13.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,035.00**
Adjusted To

Net Return **8.96%**

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


Annual Net Income **£2,085.00**
Adjusted To

Net Return **9.19%**

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 £79,500.



2 bedroom flat for sale [+ Add to report](#)


Mossie Drive, Blackburn

CURRENTLY ADVERTISED

Marketed from 31 Jul 2024 by Castlebrae Sales and Letting Ltd, Bathgate

£79,500

Top floor flat | Freshly decorated and with new carpets | Two double bedrooms | Large, bright lou...



2 bedroom flat for sale [+ Add to report](#)

107 Bathgate Road, Blackburn, Bathgate, EH47

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 15 Jun 2024 by Avenue Road Estate Agents, Edinburgh

£75,000

Top Floor Flat - Two Bedrooms | Large Kitchen with Pantry Storage Cupboards | Two Good Sized Bedr...

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

3 bedroom flat

+ Add to report

Polbeth Crescent, Polbeth, West Calder, EH55

NO LONGER ADVERTISED LET AGREED

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

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

Sold price history:

[View](#)

07/03/2022	£99,000
02/12/2019	£99,000
22/10/2012	£75,000



£925 pcm

3 bedroom flat

+ Add to report

The Green, Bathgate, EH48




NO LONGER ADVERTISED

Marketed from 27 Feb 2024 to 29 Feb 2024 (2 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  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.



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Mossie Drive, Blackburn, Bathgate, EH47
7DR

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.



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