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# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Avonbridge, Falkirk, FK1 2NG

198034858

(🌐 www.letproperty.co.uk 🔵

### **LETPR®PERTY**





## **Property** Description

Our latest listing is in Avonbridge, Falkirk, FK1 2NG

Get instant cash flow of £450 per calendar month with a 10.8% Gross Yield for investors.

This property has a potential to rent for £715 which would provide the investor a Gross Yield of 17.2% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

### **LETPR®PERTY**





#### Avonbridge, Falkirk, FK1 2NG

198034858

2 Bedrooms 1 Bathroom Spacious Lounge Modern Kitchen

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**Property Key Features** 

Factor Fees: £0 Ground Rent: Freehold Lease Length: Freehold Current Rent: £450 Market Rent: £715 Lounge





## Kitchen





## Bedrooms





## Exterior









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

#### **PROPERTY VALUATION**



Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

## **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 £450 per calendar month but the potential market rent is

Returns Based on Rental Income	£450	£715
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£71.50
Total Monthly Costs	£60.00	£86.50
Monthly Net Income	£390.00	<b>£628.50</b>
Annual Net Income	£4,680.00	<b>£7,542.00</b>
Net Return	<mark>8.51%</mark>	<mark>13.71%</mark>





## Return Stress Test Analysis Report





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

Annual Net Income **£6,112** Adjusted To

Net Return 11.11%

## 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 £57,000.



£57,000

£55,000

1	2 bedroom apartment for sale + Add to report
	14 Beauly Court, FK1 2QP
	NO LONGER ADVERTISED
	Marketed from 10 Jun 2024 to 20 Sep 2024 (102 days) by Atrium Estate & Letting Agents, Polmont
	Well proportioned ground floor flat   Two double bedrooms   Council Tax Band A   Residents Parkin
	2 bedroom flat for sale + Add to report
	Wholequarter Avenue, Redding, Falkirk, Stirlingshire, FK2
	NO LONGER ADVERTISED SOLD STC
Contract Contracts	Marketed from 22 Jan 2025 to 18 Feb 2025 (26 days) by YOUR MOVE, Falkirk
	Upper Flat   2 Double Bedrooms   Lounge/Dining   Kitchen   Bathroom/WC   EPC: C COUNCIL TAX BAND: A

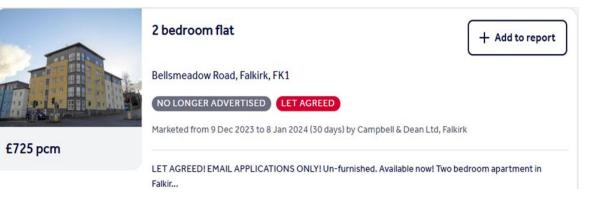


## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.





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

Current term of tenancy: 2 years+

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.









#### Avonbridge, Falkirk, FK1 2NG

**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.

