

LET PROPERTY PACK

INVESTMENT INFORMATION

Avonbridge, Falkirk, FK1
2NG

198034858

 www.letproperty.co.uk





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...



Avonbridge, Falkirk, FK1
2NG

198034858



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £715

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000

Total Investment

£55,000

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 715



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	£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	£628.50
Annual Net Income	£4,680.00	£7,542.00
Net Return	8.51%	13.71%

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

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...



£55,000

2 bedroom flat for sale

+ Add to report

Wholequarter Avenue, Redding, Falkirk, Stirlingshire, FK2

NO LONGER ADVERTISED

SOLD STC

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**.



£750 pcm

2 bedroom apartment

Leyland Road, Bathgate

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Aug 2023 to 10 Apr 2024 (228 days) by Castlebrae Sales and Letting Ltd, Bathgate

Rent £750, Deposit £900 | Available Early April 2024 | Part Furnished (White goods only) | No Pet...

+ Add to report



£725 pcm

2 bedroom flat

Bellsmeadow Road, Falkirk, FK1

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2023 to 8 Jan 2024 (30 days) by Campbell & Dean Ltd, Falkirk

LET AGREED! EMAIL APPLICATIONS ONLY! Un-furnished. Available now! Two bedroom apartment in Falkir...

+ Add to report

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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

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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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