

LET PROPERTY PACK

INVESTMENT INFORMATION

Park View, Stoneyburn,
Bathgate, EH47

216665843

 www.letproperty.co.uk





Property Description

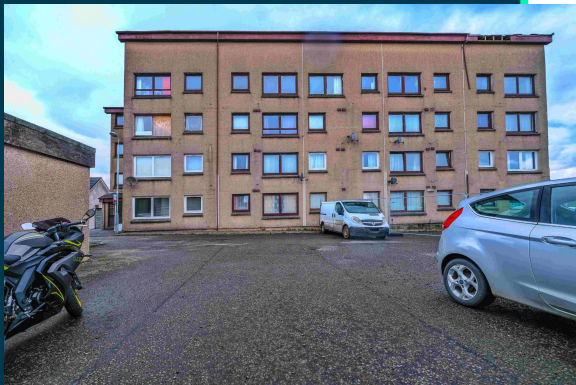
Our latest listing is in Park View, Stoneyburn, Bathgate, EH47

Get instant cash flow of **£550** per calendar month with a **14.7%** Gross Yield for investors.

This property has a potential to rent for **£622** which would provide the investor a Gross Yield of **16.6%** 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...



Park View, Stoneyburn,
Bathgate, EH47

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Property Key Features

1 Bedroom

1 Bathroom

Well-Maintained Property

Communal Private Parking

Factor Fees: £33.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £622

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £49,600

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 622



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£550	£622
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£62.20
Total Monthly Costs	£103.00	£110.20
Monthly Net Income	£447.00	£511.80
Annual Net Income	£5,364.00	£6,141.60
Net Return	10.81%	12.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,898**
Adjusted To

Net Return **9.87%**



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 £49,000.



£49,000

1 bedroom flat for sale

+ Add to report

Park View, Stoneyburn

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Feb 2025 by Brown & Co Properties Ltd, Whitburn

Home Report Download On Our Own Website | Virtual Tour Available | Book A Viewing / Valuation Via...



£47,000

1 bedroom flat for sale

+ Add to report

Main Street, EH47

NO LONGER ADVERTISED

Marketed from 27 Apr 2024 to 17 Sep 2024 (142 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

+ Add to report

Farrier Court, Blackburn, EH47 7QN

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2024 to 18 Mar 2024 (48 days) by Letting Solutions, West Lothian

Entrance Hall | Lounge/diner | Kitchen | Once double bedroom | Fitted Wardrobes | Electric Sh...



£625 pcm

1 bedroom flat

+ Add to report

Glenalmond, Whitburn, Bathgate, West Lothian, EH47

NO LONGER ADVERTISED

Marketed from 23 Feb 2024 to 24 Feb 2024 by YOUR MOVE, Falkirk

This newly renovated immaculate ground floor flat offers a peaceful and convenient lifestyle with...

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

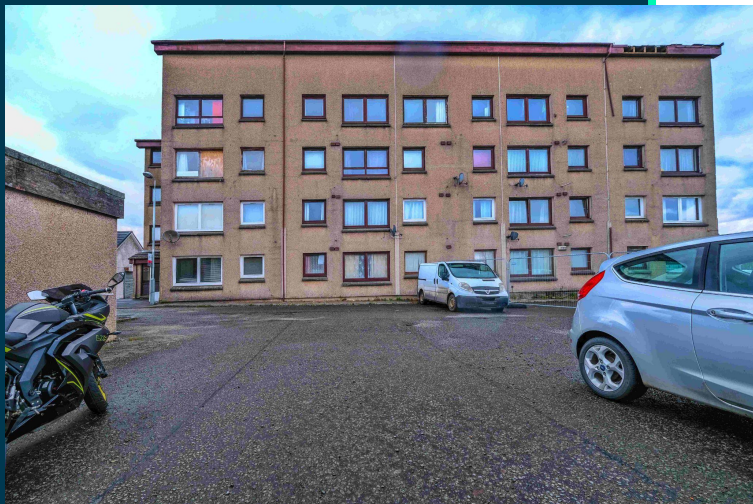


Current term of tenancy: **Moved in within the last 2 years**



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.



www.letproperty.co.uk

Park View, Stoneyburn, Bathgate, EH47

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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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