

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Leven, KY8

220432297

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Leven, KY8

Get instant cash flow of **£500** per calendar month with a **8.6%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



High Street, Leven, KY8

220432297



Property Key Features

Commercial Unit

Street Parking

1 bathroom

Kitchen Facilities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Diner



Kitchen



Storage



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 @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month.



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	£500
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£50.00
Total Monthly Costs	£283.75
Monthly Net Income	£216.25
Annual Net Income	£2,595.00
Net Return	10.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,595.00**
Adjusted To

Net Return **6.62%**

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

Annual Net Income **£1,545.00**
Adjusted To

Net Return **6.41%**

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 £80,000.



£80,000

2 bedroom flat for sale

Manse Place, Leven, KY8

CURRENTLY ADVERTISED

Marketed from 11 Jun 2025 by Fife Properties, Leven

+ Add to report



£80,000

2 bedroom flat for sale

Glebe Street, Leven, Fife, KY8

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2025 to 22 May 2025 (77 days) by YOUR MOVE - Stewart Filshill, Leven

+ 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: **3 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.



www.letproperty.co.uk

High Street, Leven, KY8

PROPERTY ID: 220432297

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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