

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Raeburn Crescent, Bathgate, EH47

220194246











#### **Property Description**

Our latest listing is in Raeburn Crescent, Bathgate, EH47

Get instant cash flow of £545 per calendar month with a 7.3% Gross Yield for investors.

This property has a potential to rent for £784 which would provide the investor a Gross Yield of 10.5% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Raeburn Crescent, Bathgate, EH47



2 Bedroom

1 Bathroom

**Generous Living Area** 

Fully-equipped Kitchen

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £545** 

Market Rent: £784

### Lounge









## Kitchen









#### Bedrooms









#### **Bathroom**









#### **Exterior**









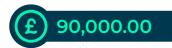
#### **Initial Outlay**





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£22,500.00** 

Stamp Duty ADS @ 8% **£7,200.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £30,700.00

#### **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.

The monthly rent of this property is currently set at £545 per calendar month but the potential market rent is



| Returns Based on Rental Income       | £545          | £784      |
|--------------------------------------|---------------|-----------|
| Mortgage Payments on £67,500.00 @ 5% | £281.25       |           |
| Est. Building Cover (Insurance)      | £15.00        |           |
| Approx. Factor Fees                  | TBC           |           |
| Ground Rent                          | Freehold      |           |
| Letting Fees                         | £54.50        | £78.40    |
| Total Monthly Costs                  | £350.75       | £374.65   |
| Monthly Net Income                   | £194.25       | £409.35   |
| Annual Net Income                    | £2,331.00     | £4,912.20 |
| Net Return                           | <b>7.59</b> % | 16.00%    |

#### Return Stress Test Analysis Report





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

Annual Net Income

£3,344.20

**Adjusted To** 

Net Return

10.89%

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

Annual Net Income

£3,562.20

Adjusted To

Net Return

11.60%

#### 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 £114,000.



£114,000

£105,000

2 bedroom flat for sale

+ Add to report

Loch Maree Way, Bathgate, EH47 ORP

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2023 to 18 Dec 2023 (53 days) by Remax Property, West Lothian



2 bedroom ground floor flat for sale

+ Add to r

41 Glenalmond, Whitburn, EH47 8PD

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 2 Aug 2024 to 30 Sep 2024 (58 days) by Sneddon Morrison, Whitburn

#### **Rent Comparables Report**



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.





£825 pcm

NO LONGER ADVERTISED LET AGREED

2 bedroom apartment

Hunters Lane, Whitburn, EH47

Marketed from 19 Jan 2012 to 10 Mar 2025 (4798 days) by Almond Sales & Lettings, Bathgate

#### **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: 12 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



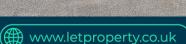
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Call us on **0141 478 0985** 

Raeburn Crescent, Bathgate, EH47



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.