

LET PROPERTY PACK

INVESTMENT INFORMATION

Northfield Court, West Calder, EH55

220688838











Property Description

Our latest listing is in Northfield Court, West Calder, EH55

Get instant cash flow of £500 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £787 which would provide the investor a Gross Yield of 9.4% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Northfield Court, West Calder, EH55



2 Bedrooms

1 Bathroom

Open-Plan Lounge and Dining

Fully-equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £787

220688838

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









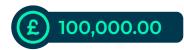
Initial Outlay





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£25,000.00**

Stamp Duty ADS @ 8% **£8,000.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £34,000.00

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 £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£787
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£78.70
Total Monthly Costs	£377.50	£406.20
Monthly Net Income	£122.50	£380.80
Annual Net Income	£1,470.00	£4,569.60
Net Return	4.32 %	13.44%

Return Stress Test Analysis Report





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

Annual Net Income

£2,995.60

Adjusted To

Net Return

8.81%

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

Annual Net Income

£3,069.60

Adjusted To

Net Return

9.03%

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 £125,000.



2 bedroom flat for sale

+ Add to report

Mungle Street, West Calder, EH55 8BX

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Nov 2024 to 10 Mar 2025 (115 days) by Property Webb, Bathgate



2 bedroom ground floor flat for sale

+ Add to report

11 Parkhead Crescent, West Calder, EH55 8AU

(NO LONGER ADVERTISED)

SOLD STC

Marketed from 17 Feb 2025 to 10 Mar 2025 (21 days) by Property Webb, Bathgate

£115,000

£125,000

Rent Comparables 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**.



2 bedroom apartment

+ Add to report

Parkhead Crescent, West Calder, EH55

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 1 Nov 2024 (43 days) by Letting Solutions, West Lothian

£850 pcm

2 bedroom flat

+ Add to report

Main Street, West Calder, West Lothian, EH55

NO LONGER ADVERTISED

Marketed from 4 Feb 2025 to 5 Feb 2025 by YOUR MOVE, Falkirk

£775 pcm

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: 10 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.







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.

