

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Northfield Court, West Calder, EH55

220688838

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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

220688838



## Property Key Features

**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**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

£ 100,000.00

|                     |            |
|---------------------|------------|
| 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



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 787

| 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%    |

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.



# 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.



£125,000

## 2 bedroom flat for sale

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

+ Add to report



£115,000

## 2 bedroom ground floor flat for sale

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

+ Add to report

# 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**.



£850 pcm

## 2 bedroom apartment

Parkhead Crescent, West Calder, EH55

NO LONGER ADVERTISED

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

+ Add to report



£775 pcm

## 2 bedroom flat

Main Street, West Calder, West Lothian, EH55

NO LONGER ADVERTISED

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

+ 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: **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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Northfield Court, West Calder, EH55

PROPERTY ID: 220688838

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**