

LET PROPERTY PACK

INVESTMENT INFORMATION

Canavan Park, Falkirk, FK2

221725846

 www.letproperty.co.uk





Property Description

Our latest listing is in Canavan Park, Falkirk, FK2

Get instant cash flow of **£775** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£964** which would provide the investor a Gross Yield of **8.9%** 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...



Canavan Park, Falkirk, FK2

221725846



Property Key Features

3 Bedrooms

1 Bathroom

Light-Filled Lounge

Contemporary Kitchen

Factor Fees: £61.54 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £964

Lounge



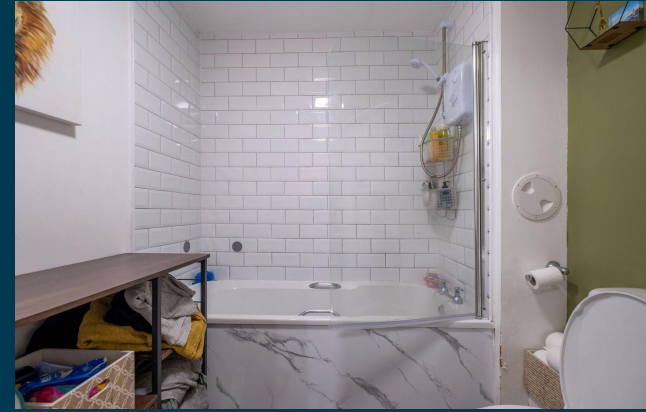
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

| | |
|---------------------|------------|
| 25% Deposit | £32,500.00 |
| Stamp Duty ADS @ 8% | £10,400.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £43,900.00 |

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 964

| Returns Based on Rental Income | £775 | £964 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £97,500.00 @ 5% | £406.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £61.54 | |
| Ground Rent | Freehold | |
| Letting Fees | £77.50 | £96.40 |
| Total Monthly Costs | £560.29 | £579.19 |
| Monthly Net Income | £214.71 | £384.81 |
| Annual Net Income | £2,576.54 | £4,617.74 |
| Net Return | 5.87% | 10.52% |

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 **£2,689.74**
Adjusted To

Net Return **6.13%**

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

Annual Net Income **£2,667.74**
Adjusted To

Net Return **6.08%**

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 £259,950.



£259,950

3 bedroom maisonette for sale



1a Orchard Street, Falkirk, FK1 1RF

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 22 Sep 2025 by Tait Macleod, Falkirk



£235,000

3 bedroom villa for sale



Alma Street, Falkirk, FK2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Jul 2025 by Clyde Property, Falkirk

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom flat

+ A

Grangemouth Road, Falkirk, FK2

NO LONGER ADVERTISED

Marketed from 3 Jun 2025 to 11 Jun 2025 (7 days) by Belvoir, Falkirk



£900 pcm

3 bedroom flat

+

Grangemouth Road, Falkirk, FK2

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2025 to 28 Oct 2025 (20 days) by Paul Rolfe Sales and Lettings, Linlithgow

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
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

Canavan Park, Falkirk, FK2

PROPERTY ID: 221725846

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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