

LET PROPERTY PACK

INVESTMENT INFORMATION

Inglis Avenue, Port Seton, EH32

216224395











Property Description

Our latest listing is in Inglis Avenue, Port Seton, EH32

Get instant cash flow of £800 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £1,112 which would provide the investor a Gross Yield of 8.9% if the rent was increased to market rate.

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...







Inglis Avenue, Port Seton, EH32



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,112

216224395

Lounge









Kitchen









Bedrooms



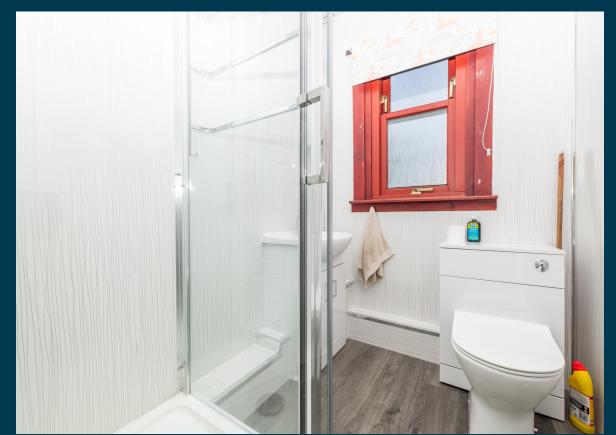






Bathroom









Exterior









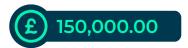
Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£37,500.00**

Stamp Duty ADS @ 8% **£12,000.00**

LBTT Charge £100

Legal Fees £1,000.00

Total Investment £50,600.00

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 £800 per calendar month but the potential market rent is

	1 110
(上)	1,112

Returns Based on Rental Income	£800	£1,112
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£111.20
Total Monthly Costs	£563.75	£594.95
Monthly Net Income	£236.25	£517.05
Annual Net Income	£2,835.00	£6,204.60
Net Return	5.60%	12.26%

Return Stress Test Analysis Report





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

£3,980.60

Annual Net Income

...

Adjusted To

Net Return

7.87%

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

Annual Net Income

£3,954.60

Adjusted To

Net Return

7.82%

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 £195,000.



2 bedroom flat for sale

+ Add to report

25 Links Road, Port Seton, EH32 0DU

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Mar 2025 by Warners Solicitors, Edinburgh

£195,000

2 bedroom flat for sale

+ Add to report

NO LONGER ADVERTISED

UNDER OFFER

59 High Street, Cockenzie, Prestonpans, East Lothian, EH32 0DG

Marketed from 19 Jan 2025 to 26 Jun 2025 (158 days) by Gilson Gray LLP, East Lothian

£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

The Promenade, Prestonpans, East Lothian, EH32

NO LONGER ADVERTISED

Marketed from 26 May 2025 to 29 May 2025 (2 days) by Milards, Edinburgh

£1,150 pcm



£1,150 pcm

2 bedroom flat

+ Add to report

High Street, Cockenzie, Prestonpans, EH32

NO LONGER ADVERTISED

Marketed from 18 Dec 2024 to 21 Dec 2024 (2 days) by OpenRent, London

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: 2 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**

Inglis Avenue, Port Seton, EH32

LETPROPERTY

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.