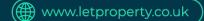


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Marjoribanks Street, Bathgate, EH48

222627505











## **Property Description**

Our latest listing is in Marjoribanks Street, Bathgate, EH48

Get instant cash flow of £700 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.0% 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...







Marjoribanks Street, Bathgate, EH48



3 Bedrooms

1 Bathroom

**Spacious Lounge** 

Well Equipped Kitchen

Factor Fees: £15.00 PM

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £700** 

Market Rent: £1,000

222627505

# 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.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£37,500.00** 

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

## **Projected Investment Return**





The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£568.75	£598.75
Monthly Net Income	£131.25	£401.25
Annual Net Income	£1,575.00	£4,815.00
Net Return	3.39%	10.35%

Our industry leading letting agency Let Property Management 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

£2,815.00

Adjusted To

Net Return

6.05%

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

Annual Net Income

£2,565.00

Adjusted To

Net Return

**5.52**%

## 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 £150,000.



3 bedroom flat for sale

+ Add to report

Balbardie Crescent, Bathgate, EH48

#### CURRENTLY ADVERTISED

Marketed from 31 Oct 2025 by Bridges Properties, Livingston

£150,000



+ Add to report

Weaver Place, Bathgate

NO LONGER ADVERTISED

SOLD STC

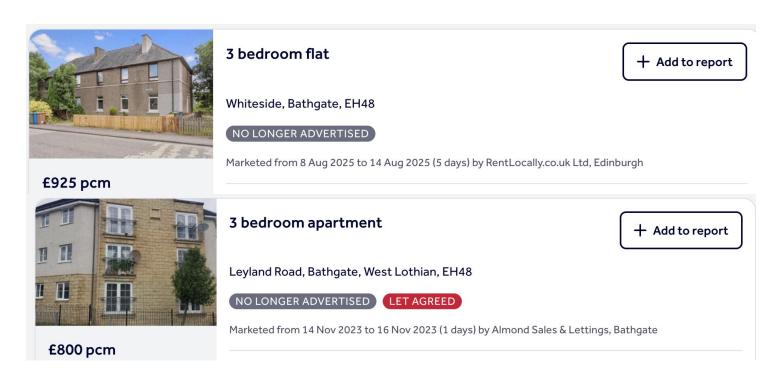
Marketed from 26 Jul 2024 to 10 Oct 2024 (76 days) by Bridges Properties, Livingston

£140,000

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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: **Moved in** within the last 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** 



Marjoribanks Street, Bathgate, EH48



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.