

LET PROPERTY PACK

INVESTMENT INFORMATION

Thornbridge Road, Falkirk,
FK2

224672764

 www.letproperty.co.uk





Property Description

Our latest listing is in Thornbridge Road, Falkirk, FK2

Get instant cash flow of **£850** per calendar month with a **9.7%** Gross Yield for investors.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Thornbridge Road,
Falkirk, FK2

224672764



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £166.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

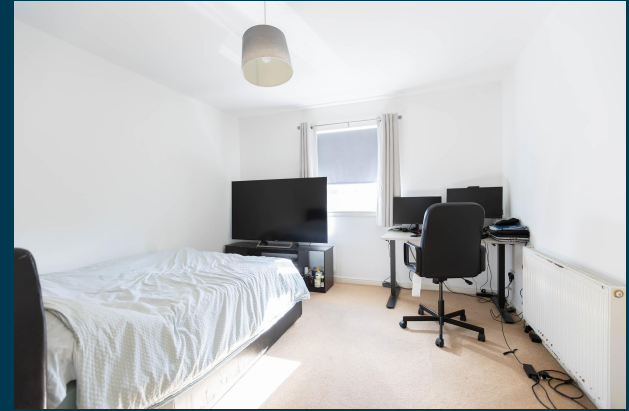
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 8%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,650.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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.



Returns Based on Rental Income	£850
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£166.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£594.13
Monthly Net Income	£255.88
Annual Net Income	£3,070.50
Net Return	8.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,370.50**
Adjusted To

Net Return **3.84%**

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

Annual Net Income **£1,495.50**
Adjusted To

Net Return **4.19%**

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 £110,000.



2 bedroom flat for sale

Stewart Road, Falkirk

NO LONGER ADVERTISED **SOLD STC**

Marketed from 10 Jun 2021 to 2 Jul 2021 (21 days) by NEST Estate Agents, Falkirk

£110,000

A photograph of a two-story brick building with a bay window and a small garden in front.



2 bedroom apartment for sale

Thornbridge Court, Falkirk

CURRENTLY ADVERTISED **UNDER OFFER**

Marketed from 24 Nov 2025 by Martin & Co, Bathgate

£104,000

A photograph of a modern, two-story brick apartment building with a central entrance.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

Thornbridge Court, Falkirk, FK2

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 10 Jun 2025 (7 days) by Belvoir, Falkirk

+ Add to report



£875 pcm

2 bedroom end of terrace house

Thornhill Road, Falkirk

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2024 to 15 Jan 2025 (35 days) by Slater Hogg & Howison Lettings, 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in 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.



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Thornbridge Road, Falkirk, FK2

PROPERTY ID: 224672764

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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