

LET PROPERTY PACK

INVESTMENT INFORMATION

Links Road, Bournemouth, BH11 1AB

227493582

 www.letproperty.co.uk





Property Description

Our latest listing is in Links Road, Bo'ness, EH51

Get instant cash flow of **£323** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **13.5%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Links Road, Bo\Ness, EH51

227493582



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £323 PM

Market Rent: £450 PM

Lounge



Kitchen



Bathroom



Bedroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 40,000

ADS @ 8%	£3,200
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£44,200

Projected Investment Return



The monthly rent of this property is currently set at £323 per calendar month but the potential market rent is

£ 450



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£323	£450
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£32.30	£45.00
Total Monthly Costs	£47.30	£60.00
Monthly Net Income	£275.70	£390.00
Annual Net Income	£3,308.40	£4,680.00
Net Return	7.49%	10.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,780**
Adjusted To

Net Return **8.55%**

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 £59,950.



£59,950

1 bedroom flat for sale

+ Add to report

South Street, Boness, West Lothian, EH51

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 10 Jul 2026 by Northwood, Falkirk



£55,000

1 bedroom flat for sale

+ Add to report

North Street, Boness, EH51

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 20 Mar 2025 to 8 Jun 2026 (444 days) by Northwood, Falkirk

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

South Street, Bo'ness, EH51

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Feb 2026 to 12 Mar 2026 (16 days) by Paul Rolfe Sales and Lettings, Linlithgow

+ Add to repor



1 bedroom flat

88 North Street, Bo'ness, EH51

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2026 to 2 Jul 2026 (26 days) by YOUR MOVE, Falkirk

+ Add to repo

Current Tenant Profile



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: **14 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

Links Road, Boness, EH51

PROPERTY ID: 227493582

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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