

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Avonbridge,
FK1

229044607

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Avonbridge, FK1

Get instant cash flow of **£450** per calendar month with a **13.5%** Gross Yield for investors.

This property has a potential to rent for **£787** which would provide the investor a Gross Yield of **23.6%** 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...



Main Street, Avonbridge,
FK1

229044607



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

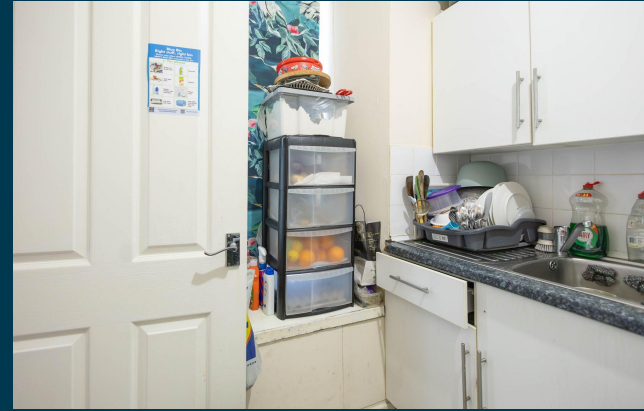
Current Rent: £450

Market Rent: £787

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 40,000.

PROPERTY VALUATION

£ 40,000

ADS @ 8% **£3,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £44,200

Projected Investment Return



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



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 787

Returns Based on Rental Income	£450	£787
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£78.70
Total Monthly Costs	£60.00	£93.70
Monthly Net Income	£390.00	£693.30
Annual Net Income	£4,680.00	£8,319.60
Net Return	10.59%	18.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,746**
Adjusted To

Net Return **15.26%**

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 £85,000.



2 bedroom flat for sale

[+ Add to report](#)

Blackston Road, Avonbridge, FK1

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Dec 2024 to 28 Mar 2025 (107 days) by Clyde Property, Falkirk

£85,000



2 bedroom ground floor flat for sale

[+ Add to report](#)

Main Street, Avonbridge, FK1

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Mar 2024 to 17 May 2024 (57 days) by Bridges Properties, Livingston

£80,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Waverley Street, Bathgate, EH48

NO LONGER ADVERTISED

Marketed from 21 Jul 2025 to 15 Aug 2025 (25 days) by RentLocally.co.uk Ltd, Edinburgh



£895 pcm

2 bedroom flat

+ Add to report

Kirk Wynd, Town Centre, Falkirk, FK1

NO LONGER ADVERTISED

Marketed from 22 Aug 2024 to 8 Sep 2024 (17 days) by The Stirling Property Shop, Stirling

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**

 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.



Main Street, Avonbridge, FK1

PROPERTY ID: 229044607

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.



LETPROPERTY