LET PROPERTY PACK

INVESTMENT INFORMATION

Calder Place, Falkirk, FK1

229559853

www.letproperty.co.uk

Property Description

Our latest listing is in Calder Place, Falkirk, FK1

Get instant cash flow of **£700** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£797** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

Calder Place, Falkirk, FK1

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Property Key Features

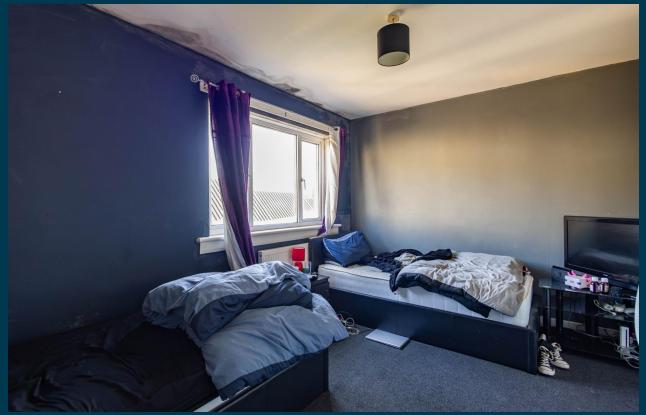
- 3 bedrooms
- 2 bathrooms
- Spacious Room
- Easy access to local amenities

- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £700
- Market Rent: £797

Lounge

Kitchen

Bedrooms



Bathroom

Exterior

Initial Outlay

Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	**£30,000.00**
ADS @ 8%	**£9,600.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£40,600.00**

Projected Investment Return

The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is £ 797

Returns Based on Rental Income	£700	£797
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£79.70
Total Monthly Costs	£460.00	£469.70
Monthly Net Income	£240.00	£327.30
Annual Net Income	£2,880.00	£3,927.60
Net Return	7.09%	9.67%

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.

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£2,333.60**
Net Return	**5.75%**

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

Annual Net Income Adjusted To	**£2,127.60**
Net Return	**5.24%**

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 £135,000.

£135,000

3 bedroom semi-detached house for sale

+ Add to report

Ledmore Place, Falkirk, Stirlingshire, FK1

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Apr 2026 to 23 Jun 2026 (55 days) by Slater Hogg & Howison, Falkirk

£125,000

3 bedroom terraced house for sale

+ Add to report

Cuillin Court, Falkirk, Stirlingshire, FK1

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Apr 2025 to 26 Jun 2025 (59 days) by YOUR MOVE, Falkirk

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £815 based on the analysis carried out by our letting team at **Let Property Management**.

£815 pcm

3 bedroom end of terrace house

+ Add to report

20 Canalside Drive

NO LONGER ADVERTISED

Marketed from 25 May 2023 to 25 May 2023 by Taylor William Estate Agents, Larbert

£800 pcm

3 bedroom semi-detached house

+ Add to report

Roberts Avenue, Polmont

NO LONGER ADVERTISED LET AGREED

Marketed from 24 May 2023 to 24 May 2023 by Taylor William Estate Agents, Larbert

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 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.

www.letproperty.co.uk

Calder Place, Falkirk, FK1

PROPERTY ID: 229559853

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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