

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bank Place Leslie,  
Glenrothes, KY6 3LB

196559023

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bank Place Leslie, Glenrothes, KY6 3LB

Get instant cash flow of **£495** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Bank Place Leslie,  
Glenrothes, KY6 3LB

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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Wide Garden Grounds**

**Factor Fees: £0.00**

**Current Rent: £495**

**Market Rent: £600**

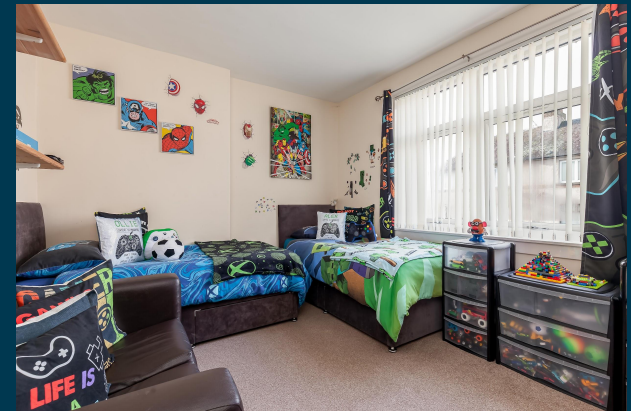
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit	<b>£21,250.00</b>
Stamp Duty ADS @ 6%	<b>£5,100.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£27,350.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£495	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£49.50	£60.00
<b>Total Monthly Costs</b>	<b>£330.13</b>	<b>£340.63</b>
<b>Monthly Net Income</b>	<b>£164.88</b>	<b>£259.38</b>
<b>Annual Net Income</b>	<b>£1,978.50</b>	<b>£3,112.50</b>
<b>Net Return</b>	<b>7.23%</b>	<b>11.38%</b>

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      **£1,912.50**  
Adjusted To

Net Return                      **6.99%**

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

Annual Net Income      **£1,837.50**  
Adjusted To

Net Return                      **6.72%**

# 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 £93,500.

 Floorplan



£87,000

## 3 bedroom flat for sale

High Street, Leslie, Glenrothes

+ Add to report


NO LONGER ADVERTISED SOLD STC


Beautifully Presented 3 Bedroom Upper Villa | Modern Kitchen/Diner | Modern Bathroom | 3 spacious...

### SOLD PRICE HISTORY

14 Dec 2020

£93,500

 Floorplan



£79,000

## 3 bedroom apartment for sale

Maryfield Crescent, Glenrothes, KY6

+ Add to report

NO LONGER ADVERTISED

Spacious Upper Apartment | One Reception | Modern Kitchen | Three Double Bedrooms | Shower Room |...

### SOLD PRICE HISTORY

29 Aug 2018

£80,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 3 bedroom flat

High Street, Leslie, Glenrothes, KY6

+ Add to report

NO LONGER ADVERTISED LET AGREED

AVAILABLE NOW! 3 Bedroom upper flat situated on Leslie High Street, Close to all local amenities. ...

### SOLD PRICE HISTORY

27 Aug 2021

£90,000



£600 pcm

## 3 bedroom flat

Paterson Park, Leslie, Glenrothes, KY6

+ Add to report

NO LONGER ADVERTISED

\*Council Tax Band A LRN 502194/250/03072 Energy Rating C \* Freshly painted and new flooring thru...

Marketed from 17 Jul 2023 to 18 Jul 2023 by YOUR MOVE, Glenrothes

# 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: **5 years +**

 Standard Short Assured 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](http://www.letproperty.co.uk)

Bank Place Leslie, Glenrothes, KY6 3LB

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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