

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street Stoneyburn,  
Bathgate, EH47

200148311

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





## Property Description

Our latest listing is in Main Street Stoneyburn, Bathgate, EH47

Get instant cash flow of **£425** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** 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...



Main Street Stoneyburn,  
Bathgate, EH47

200148311



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Open Plan Lounge**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £425**

**Market Rent: £600**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£25,800.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 600

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	£425	£600
Mortgage Payments on £60,000.00 @ 4%	£200.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£42.50	£60.00
<b>Total Monthly Costs</b>	<b>£257.50</b>	<b>£275.00</b>
<b>Monthly Net Income</b>	<b>£167.50</b>	<b>£325.00</b>
<b>Annual Net Income</b>	<b>£2,010.00</b>	<b>£3,900.00</b>
<b>Net Return</b>	<b>7.79%</b>	<b>15.12%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,700.00**  
Adjusted To

Net Return                      **10.47%**

**If Interest Rates increased by £2.00% (from 4% to £6.00%)**

Annual Net Income      **£2,700.00**  
Adjusted To

Net Return                      **10.47%**

# 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 £83,500.



£75,000



## 2 bedroom flat for sale

Cuthill Crescent, Stoneyburn

+ Add to report

NO LONGER ADVERTISED SOLD STC

Buy-To-Let Opportunity | Walk-In Condition | Large Rear Garden | Generous Lounge | Two Double Bed...

SOLD PRICE HISTORY	
21 Sep 2021	£83,500
4 May 2011	£46,800

Marketed from 22 Jun 2021 to 4 Oct 2021 (104 days) by Bridges Properties, Whitburn



£74,000



## 2 bedroom flat for sale

Auchendar Terrace, Stoneyburn, EH47 8BG

+ Add to report

NO LONGER ADVERTISED SOLD STC

Lovely Ground Floor Apartment | Sought After Location | Stunning Decor Throughtout | Large Kitchen/...

SOLD PRICE HISTORY	
2 Apr 2021	£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**.



£750 pcm

## 1 bedroom bungalow

Loganlea Crescent, Addiewell, West Calder, EH55

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1743735

Marketed from 23 Jun 2023 to 17 Jul 2023 (24 days) by OpenRent, London

+ Add to report



£550 pcm

## 1 bedroom bungalow

Loganlea Crescent, Addiewell, West Calder, EH55

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1392490

Marketed from 18 May 2022 to 25 May 2022 (6 days) by OpenRent, London

+ 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**

 Current term of tenancy: **2 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](http://www.letproperty.co.uk)

Main Street Stoneyburn, Bathgate, EH47

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.



**LETPROPERTY**