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# **LET PROPERTY PACK**

## **INVESTMENT INFORMATION**

West High Street Buckhaven, Leven, KY8

198463858

(🌐 www.letproperty.co.uk 🔵

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# **Property** Description

Our latest listing is in West High Street Buckhaven, Leven, KY8

Get instant cash flow of £375 per calendar month with a 9.0% Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Leven, it will make for a reliable long term investment for an investor.

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

### **LETPR**<sup>®</sup>PERTY





### West High Street Buckhaven, Leven, KY8

198463858

1 BedroomFact1 BathroomGrouDouble glazed windowLeasGarden groundCurr

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**Property Key Features** 

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £375 Market Rent: £550













## Bedrooms





## Exterior









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

	PROPERTY VALUATION
Stamp Duty ADS @ 6%	£3,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£54,000

# **Projected** Investment Return



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. The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

Returns Based on Rental Income	£375	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£37.50	£55.00
Total Monthly Costs	£82.50	<b>£100.00</b>
Monthly Net Income	£292.50	<mark>£450.00</mark>
Annual Net Income	£3,510.00	<b>£5,400.00</b>
Net Return	<mark>6.50%</mark>	<b>10.00%</b>

LETORADER

550

## Return Stress Test Analysis Report





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

Annual Net Income **£4,300** Adjusted To

Net Return

7.96%

## 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 £81,000.

	2 bedroom property for sale Randolph Street, Buckhaven, Leven, KY8	ld to report
	NO LONGER ADVERTISED SOLD STC	
	Individual Villa   Converted From Two Flats   Two Bedrooms (One En-Su Kitchen   Si	ite) Lounge
£79,995	SOLD PRICE HISTORY	
E Floorplan	25 Jun 2021	£81,000

HOME FOR FIRST TIME BUYERS ...



- Floorplan

#### £73,000

£72,000
£62,000

BRIGHT LIVING ACCOMMODATION | LARGE DRIVEWAY | SINGLE GARAGE | PERFECT

+ Add to report

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.





1 bedroom flat	+ Add to report
Commercial Street, The Shore, Edinburgh, EH6	
NO LONGER ADVERTISED LET AGREED	
Washing machine   Fridge Freezer	

Marketed from 13 Jun 2022 to 30 Jun 2022 (16 days) by Bruce Rae Property Management, Edinburgh

£825 pcm

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

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.

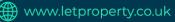


Payment history: On time for length of tenancy

Current term of tenancy: 5 years+







#### West High Street Buckhaven, Leven, KY8

### 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.

