

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbey Road Stirling, FK8
1LL

201864775

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbey Road Stirling, FK8 1LL

Get instant cash flow of **£550** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** 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...



Abbey Road Stirling, FK8
1LL

201864775



Property Key Features

1 bedroom

1 bathroom

Garden Grounds

Close proximity to valuable
amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£550	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£55.00	£95.00
Total Monthly Costs	£429.38	£469.38
Monthly Net Income	£120.63	£480.63
Annual Net Income	£1,447.50	£5,767.50
Net Return	3.95%	15.74%

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 **£3,867.50**
Adjusted To

Net Return **10.55%**

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

Annual Net Income **£4,042.50**
Adjusted To

Net Return **11.03%**

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 £137,500.



£137,500

2 bedroom flat for sale

Abbey Road, Stirling, Stirlingshire, FK8

NO LONGER ADVERTISED SOLD STC

Duplex style apartment in Riverside | Two Bedrooms | Dining Sized Kitchen | Family Bathroom and E...

Marketed from 19 Oct 2021 to 30 Nov 2021 (42 days) by Slater Hogg & Howison, Stirling

+ Add to report



£135,000

2 bedroom flat for sale

Abbey Road, Riverside, Stirling, Stirlingshire, FK8

NO LONGER ADVERTISED SOLD STC

*** CLOSING DATE THURSDAY 23RD MAY @ 12 NOON *** | 2 Bedrooms | Lounge | Kitchen | En Suite ...

Marketed from 1 Apr 2019 to 24 Jul 2019 (113 days) by Slater Hogg & Howison, Stirling

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom flat

Chandlers Court, Stirling

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available now | One bedroom flat | Stirling city centre | Fully fitted kitchen | Good size bedroo...

Marketed from 9 Jun 2023 to 1 Jul 2023 (22 days) by Slater Hogg & Howison Lettings, Stirling



£900 pcm

1 bedroom apartment

Flat 2 Port Street, Stirling, Stirling, FK8 2LJ

+ Add to report

CURRENTLY ADVERTISED

Fully refurbished | One bed apartment | Bay windows | Original property features

Marketed from 6 Mar 2024 by Clyde Property, Stirling

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 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.



 www.letproperty.co.uk

Abbey Road Stirling, FK8 1LL

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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