

LET PROPERTY PACK

INVESTMENT INFORMATION

Gareloch Way, Whitburn Bathgate EH47 ORR

204274229











Property Description

Our latest listing is in Gareloch Way, Whitburn Bathgate EH47 ORR

Get instant cash flow of £515 per calendar month with a 6.5% Gross Yield for investors.

This property has a potential to rent for £800 which would provide the investor a Gross Yield of 10.1% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Gareloch Way, Whitburn Bathgate EH47 ORR



2 bedroom

1 bathroom

Great Condition

Spacious lounge and kitchen

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £515

Market Rent: £800

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









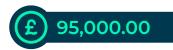
Initial Outlay





Figures based on assumed purchase price of £95,000 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£23,750.00**

Stamp Duty ADS @ 6% **£5,700.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £30,450.00

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 £515 per calendar month but the potential market rent is



Returns Based on Rental Income	£515	£800
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£51.50	£80.00
Total Monthly Costs	£363.38	£391.88
Monthly Net Income	£151.63	£408.13
Annual Net Income	£1,819.50	£4,897.50
Net Return	5.98%	16.08%

Return Stress Test Analysis Report





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

£3,297.50

Annual Net Income

Adjusted To

Net Return

10.83%

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

Annual Net Income

£3,472.50

Adjusted To

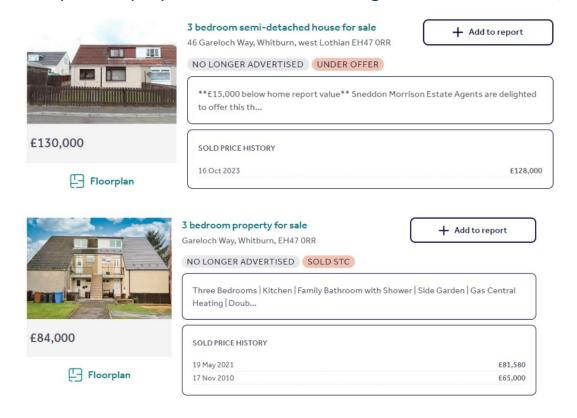
Net Return

11.40%

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 £130,000.



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

2 bedroom flat

Leyland Road, Bathgate, EH48

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1614993

Marketed from 12 Feb 2023 to 23 Feb 2023 (10 days) by OpenRent, London



£895 pcm

2 bedroom flat

Leyland Road, Bathgate

NO LONGER ADVERTISED

Student-friendly property | Pets allowed

Marketed from 11 Jan 2024 to 26 Jan 2024 (14 days) by Quicklister, Nationwide

+ Add to report

+ 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: 5 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Gareloch Way, Whitburn Bathgate EH47 ORR

PROPERTY ID: 12345678

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.

