

LET PROPERTY PACK

INVESTMENT INFORMATION

Gareloch Way, Whitburn
Bathgate EH47 0RR

204274229

 www.letproperty.co.uk





Property Description

Our latest listing is in Gareloch Way, Whitburn Bathgate EH47 0RR

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

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Property Key Features

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





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

£ 95,000.00

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



The monthly rent of this property is currently set at £515 per calendar month but the potential market rent is

£ 800

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%

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 **£3,297.50**
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.



£130,000



3 bedroom semi-detached house for sale

46 Gareloch Way, Whitburn, west Lothian EH47 0RR

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

£15,000 below home report value Sneddon Morrison Estate Agents are delighted to offer this th...

SOLD PRICE HISTORY

16 Oct 2023	£128,000
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£84,000



3 bedroom property for sale

Gareloch Way, Whitburn, EH47 0RR

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedrooms | Kitchen | Family Bathroom with Shower | Side Garden | Gas Central Heating | Doub...

SOLD PRICE HISTORY

19 May 2021	£81,580
17 Nov 2010	£65,000

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED

Student-friendly property | Pets allowed

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

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.



www.letproperty.co.uk

Gareloch Way, Whitburn Bathgate EH47
ORR

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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