

LET PROPERTY PACK

INVESTMENT INFORMATION

Birch Grove, Menstrie, FK11
7DW

203116891

 www.letproperty.co.uk





Property Description

Our latest listing is in Birch Grove, Menstrie, FK11 7DW

Get instant cash flow of **£1,120** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

With a long term tenant that would like to remain situated and a potential rental rate that would ensure a promising return, this property will prove to be a fantastic addition to an investors portfolio.

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



Birch Grove, Menstrie,
FK11 7DW

203116891



Property Key Features

4 Bedroom

2 Bathroom

Great Condition

Three Piece Bathroom and WC

Factor Fees: £0.00

Current Rent: £1,120

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £217,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 290,000.00

25% Deposit	£72,500.00
Stamp Duty ADS @ 6%	£17,400.00
LBTT Charge	£4,100
Legal Fees	£1,000.00
Total Investment	£95,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,120 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,120	£1,500
Mortgage Payments on £217,500.00 @ 5%	£906.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£112.00	£150.00
Total Monthly Costs	£1,033.25	£1,071.25
Monthly Net Income	£86.75	£428.75
Annual Net Income	£1,041.00	£5,145.00
Net Return	1.10%	5.42%

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 **£2,145.00**
Adjusted To

Net Return **2.26%**

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

Annual Net Income **£795.00**
Adjusted To

Net Return **0.84%**

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 £300,000.



£282,000



Floorplan

4 bedroom detached house for sale

Birch Grove, Menstrie

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

DETACHED VILLA | BRIGHT AND SPACIOUS LOUNGE | FOUR BEDROOMS (MASTER WITH EN SUITE SHOWER ROOM) | ...

SOLD PRICE HISTORY

13 Sep 2021	£300,000
15 Jan 2008	£230,000
5 Jan 2007	£210,995

Marketed from 31 Mar 2021 to 18 Sep 2021 (170 days) by County Estates, Alloa



£274,000



Floorplan

4 bedroom detached house for sale

Birch Grove, Menstrie

+ Add to report

NO LONGER ADVERTISED

Superb 4 bedroom detached villa | Envious and preferred corner plot | Beautiful backdrop to the ...

SOLD PRICE HISTORY

16 Jul 2021	£289,123
7 Jul 2014	£195,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,595 based on the analysis carried out by our letting team at **Let Property Management**.



£1,595 pcm

4 bedroom villa

Rowan Crescent, Menstrie, Stirling, FK11 7DS

+ Add to report

NO LONGER ADVERTISED

Four bedroom detached villa

Marketed from 3 Nov 2023 to 6 Dec 2023 (32 days) by Clyde Property, Stirling



£1,350 pcm

4 bedroom detached house

Blackthorn Grove, Menstrie

+ Add to report

NO LONGER ADVERTISED LET AGREED






Available now | Detached Villa | Master Ensuite | Fitted Kitchen | Gas Central Heating | Fantasti...

SOLD PRICE HISTORY

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: **5 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

Birch Grove, Menstrie, FK11 7DW

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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