

LET PROPERTY PACK

INVESTMENT INFORMATION

Kidd Street, Kirkcaldy, KY1
2EE

210911124

 www.letproperty.co.uk





Property Description

Our latest listing is in Kidd Street, Kirkcaldy, KY1 2EE

Get instant cash flow of **£525** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£553** which would provide the investor a Gross Yield of **9.2%** 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...



Kidd Street, Kirkcaldy, KY1
2EE

210911124



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable
amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £553

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £72,000.00 and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 72,000.00

25% Deposit	£18,000.00
Stamp Duty ADS @ 6%	£4,320.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,320.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 553

Returns Based on Rental Income	£525	£553
Mortgage Payments on £54,000.00 @ 5%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£55.30
Total Monthly Costs	£292.50	£295.30
Monthly Net Income	£232.50	£257.70
Annual Net Income	£2,790.00	£3,092.40
Net Return	11.96%	13.26%

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 **£1,986.40**
Adjusted To

Net Return **8.52%**

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


Annual Net Income **£2,012.40**
Adjusted To

Net Return **8.63%**

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 £79,999.




2 bedroom flat for sale [+ Add to report](#)


Macindoe Crescent, Kirkcaldy


NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 May 2022 to 25 Aug 2022 (105 days) by Remax Professionals, Kirkcaldy

Perfect for first time buyers | Private garden area

 Sold price history: [View](#)

 Floor plan: [View](#)




2 bedroom flat for sale [+ Add to report](#)


Kidd Street, Kirkcaldy

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Aug 2022 to 26 Sep 2022 (54 days) by Morton Napier, Kirkcaldy

Situated in a popular residential area | Well presented traditional first floor flat | Vestibule ...

 Sold price history: [View](#)

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

+ Add to report

The Kyles, Kirkcaldy, Fife, KY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2024 to 14 Aug 2024 (50 days) by YOUR MOVE, Glenrothes

LRN 677336/250/08031 | EPC C | Council Tax Band C | Spacious Top Floor Apartment | Modern Fitted ...



£575 pcm

1 bedroom apartment

+ Add to report

The Kyles, Kirkcaldy, Fife, KY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Nov 2023 to 25 Jan 2024 (61 days) by Murray Properties, Kirkcaldy

Modern Decor | White Goods Included | Convenient Location | Spacious Living Room | Modern Stylish...

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

Kidd Street, Kirkcaldy, KY1 2EE

PROPERTY ID: 12345678

Interested in this
property investment?

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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