

LET PROPERTY PACK

INVESTMENT INFORMATION

Wyndford Avenue, Uphall,
Broxburn, EH52 6DP

210880159

 www.letproperty.co.uk





Property Description

Our latest listing is in Wyndford Avenue, Uphall, Broxburn, EH52 6DP

Get instant cash flow of **£600** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Uphall, it will make for a reliable long term investment for an investor.

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



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Property Key Features

3 Bedroom

1 Bathroom

Spacious Room

Well maintained

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £600

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£600	£850
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£465.63	£490.63
Monthly Net Income	£134.38	£359.38
Annual Net Income	£1,612.50	£4,312.50
Net Return	4.06%	10.85%

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 **£2,612.50**
Adjusted To

Net Return **6.57%**

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


Annual Net Income **£2,437.50**
Adjusted To

Net Return **6.13%**

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.



3 bedroom cottage for sale

16 Balgove Road, Gauldry


CURRENTLY ADVERTISED **SOLD STC**

Marketed from 12 Aug 2024 by Rollos, Cupar

Semi detached cottage in need of full upgrading | Entrance porch | Lounge | Kitchen | Three bedro...

£130,000

GROUND FLOOR



[View floor plan](#)

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom cottage

+ Add to report

Cupar, Fife, KY15

NO LONGER ADVERTISED LET AGREED

Marketed from 6 Sep 2023 to 26 Oct 2023 (49 days) by Fife Properties, Leven

NEWLY RENOVATED | 3 BED TERRACED COTTAGE | BRIGHT LOUNGE | SPACIOUS BREAKFASTING KITCHEN | IDYLLI...



£850 pcm

3 bedroom cottage

+ Add to report

Parliament Square, Cross Wynd, FALKLAND, KY15

NO LONGER ADVERTISED

Marketed from 7 Nov 2022 to 15 Nov 2022 (8 days) by Delmor, Kirkcaldy

AVAILABLE NOW! This lovely cottage is situated within the popular village of Falkland. The proper...

🏠 Sold price history:

24/05/2006






View

£210,000

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.



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6DP

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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