

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Wynd, Bo'ness,
EH51

210585968

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Wynd, Bo'ness, EH51

Get instant cash flow of **£575** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£682** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Church Wynd, Bo'ness,
EH51

210585968



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £575

Market Rent: £682

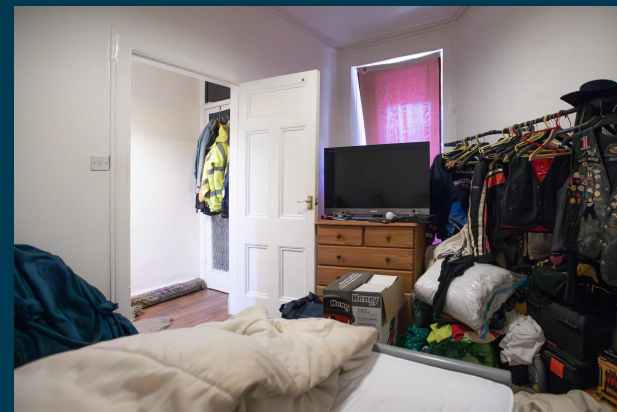
Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 682

Returns Based on Rental Income	£575	£682
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£68.20
Total Monthly Costs	£353.75	£364.45
Monthly Net Income	£221.25	£317.55
Annual Net Income	£2,655.00	£3,810.60
Net Return	9.19%	13.19%

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 **£2,446.60**
Adjusted To

Net Return **8.47%**

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

Annual Net Income **£2,460.60**
Adjusted To

Net Return **8.51%**

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 £99,000.



£99,000

2 bedroom flat for sale

+ Add to report

14 Church Wynd, Bo'ness, EH51

NO LONGER ADVERTISED

Marketed from 25 Jan 2022 to 25 May 2022 (119 days) by Paul Rolfe Sales and Lettings, Liniithgow



£99,000

3 bedroom flat for sale

+ Add to report

Church Wynd, Bo'ness, EH51

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Mar 2023 to 17 Jun 2023 (87 days) by KnightBain Estate Agents, Broxburn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom terraced house

+ Add to report

Bomar Avenue, Bo'Ness

NO LONGER ADVERTISED

Marketed from 23 Aug 2024 to 4 Oct 2024 (42 days) by Quicklister, Nationwide



£895 pcm

3 bedroom flat

+ Add to report

Commissioner Street, Boness, EH51

NO LONGER ADVERTISED

Marketed from 3 May 2024 to 4 Jun 2024 (31 days) by RentLocally.co.uk Ltd, Edinburgh

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

Church Wynd, Bo'ness, EH51

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.



LETPROPERTY