

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Victoria Road, Fauldhouse,  
EH47

212063022

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Victoria Road, Fauldhouse, EH47

Get instant cash flow of **£670** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£907** which would provide the investor a Gross Yield of **9.5%** 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...**



Victoria Road,  
Fauldhouse, EH47

212063022



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: Freehold**

**Current Rent: £670**

**Market Rent: £907**



# Lounge





# Kitchen



# Bedrooms

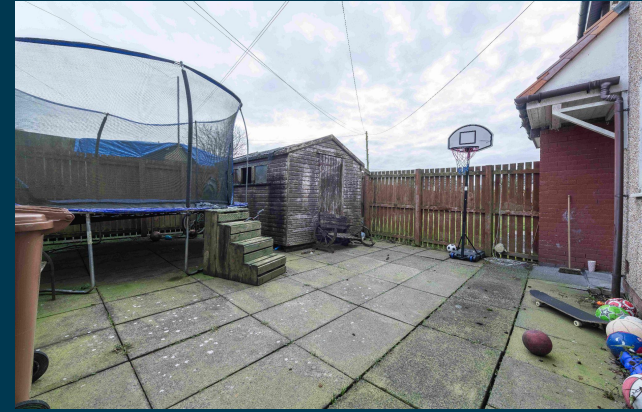




# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of [Field - HR Value] and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

# Projected Investment Return



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.



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 907

Returns Based on Rental Income	£670	£907
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£67.00	£90.70
<b>Total Monthly Costs</b>	<b>£441.38</b>	<b>£465.08</b>
<b>Monthly Net Income</b>	<b>£228.63</b>	<b>£441.93</b>
<b>Annual Net Income</b>	<b>£2,743.50</b>	<b>£5,303.10</b>
<b>Net Return</b>	<b>7.49%</b>	<b>14.47%</b>



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,489.10**  
Adjusted To

Net Return                      **9.52%**

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

Annual Net Income      **£3,578.10**  
Adjusted To

Net Return                      **9.76%**

# 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 end of terrace house for sale

+ Add to report

Victoria Road, Fauldhouse, Bathgate

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 May 2023 to 4 Aug 2023 (73 days) by Sneddons SSC, Armadale



£125,000

## 3 bedroom semi-detached house for sale

+ Add to report

Victoria Road, Fauldhouse, EH47 9LF

CURRENTLY ADVERTISED

Marketed from 6 Sep 2024 by Lindsey Archibald - Estate Agent, Denny

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 4 bedroom detached house

+ Add to report

Eastwood Park, EH47

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2017 to 21 May 2024 (2497 days) by Almond Sales & Lettings, Bathgate



£850 pcm

## 3 bedroom semi-detached house

+ Add to report

Lanrigg Road, Fauldhouse, West Lothian, EH47

CURRENTLY ADVERTISED

LET AGREED






Marketed from 31 Oct 2024 by Letting Solutions, West Lothian



# 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.



Victoria Road, Fauldhouse, EH47

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**