

LET PROPERTY PACK

INVESTMENT INFORMATION

Snab Lane, Bo'ness EH51

210550091











Property Description

Our latest listing is in Snab Lane, Bo'ness EH51

Get instant cash flow of £575 per calendar month with a 8.1% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 10.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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









2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Front and Rear Garden Space

Factor Fees: £0.00

Current Rent: £575

Market Rent: £750

Snab Lane, Bo'ness EH51

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Lounge









Kitchen









Bedrooms



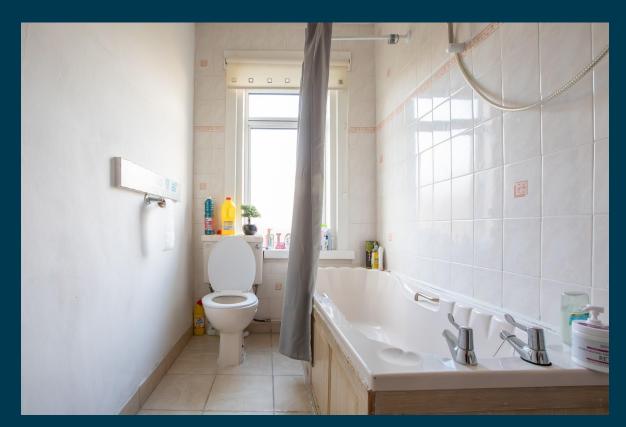






Bathroom









Exterior









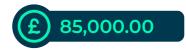
Initial Outlay





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£21,250.00**

Stamp Duty ADS @ 6% **£5,100.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £27,350.00

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 £575 per calendar month but the potential market rent is



Returns Based on Rental Income	£575	£750
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£57.50	£75.00
Total Monthly Costs	£338.13	£355.63
Monthly Net Income	£236.88	£394.38
Annual Net Income	£2,842.50	£4,732.50
Net Return	10.39%	17.30%

Return Stress Test Analysis Report





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

£3,232.50

Annual Net Income

10

Adjusted To

Net Return

11.82%

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

Annual Net Income

£3,457.50

Adjusted To

Net Return

12.64%

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.



2 bedroom end of terrace house for sale

+ Add to report

Kilsland Terrace, Bo'ness

CURRENTLY ADVERTISED

Marketed from 25 Nov 2024 by Sneddons SSC, Armadale

£130,000



£85,000

2 bedroom terraced house for sale

+ Add to report

Dean Road, Boness, Fakirk, Falkirk

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Oct 2021 to 14 Dec 2021 (66 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at Let Property Management.



+ Add to report

Wotherspoon Drive, Boness, EH51

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2023 to 26 Jun 2023 (41 days) by Northwood, Falkirk

£725 pcm



Deanfield Crescent, Bo'ness

2 bedroom flat

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Aug 2022 to 30 Sep 2022 (29 days) by Martin & Co, Bathgate

£540 pcm

+ Add to report

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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

Fully compliant tenancy including EICR & Gas Safety in order

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

Interested in this property investment?

Call us on **0141 478 0985**

Snab Lane, Bo'ness EH51



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.