

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Snab Lane, Bo'ness EH51

210550091

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





## 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...**



Snab Lane, Bo'ness EH51

210550091



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge and Kitchen**

**Front and Rear Garden Space**

**Factor Fees: £0.00**

**Current Rent: £575**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£27,350.00</b>

# Projected Investment Return



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

£ 750

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

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      **£3,232.50**  
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.



£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



£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**.



£725 pcm

## 2 bedroom terraced house

Wotherspoon Drive, Boness, EH51

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£540 pcm

## 2 bedroom flat

Deanfield Crescent, Bo'ness

NO LONGER ADVERTISED

LET AGREED






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

+ 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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](http://www.letproperty.co.uk)

Snab Lane, 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**