

LET PROPERTY PACK

INVESTMENT INFORMATION

Sylvan Way, Bathgate,
EH48 2RH

202533449

 www.letproperty.co.uk





Property Description

Our latest listing is in Sylvan Way, Bathgate, EH48 2RH

Get instant cash flow of **£675** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£990** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Sylvan Way, Bathgate,
EH48 2RH

202533449



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £990

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is



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.



Returns Based on Rental Income	£675	£990
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£67.50	£99.00
Total Monthly Costs	£457.50	£489.00
Monthly Net Income	£217.50	£501.00
Annual Net Income	£2,610.00	£6,012.00
Net Return	6.43%	14.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,032.00**
Adjusted To

Net Return **9.93%**

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

Annual Net Income **£4,212.00**
Adjusted To

Net Return **10.37%**

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 £125,000.



£125,000

2 bedroom end of terrace house for sale

+ Add to report

King Street, Armadale

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Jan 2024 to 7 Oct 2024 (265 days) by Watson Estate Agency, Armadale

Convenient Location and Transport Links | Generous Living Spaces | Charming and Welcoming Atmosph...



£124,000

2 bedroom end of terrace house for sale

+ Add to report

Andrew Avenue, Bathgate, West Lothian, EH48 1JL

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Sep 2024 to 11 Dec 2024 (75 days) by Property Connections, Bathgate

End Terraced Two Bed Home | Ideal For The First Time Buyer | Lounge | Kitchen | Two Large Bedroom...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

Jones Green, Livingston

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Sep 2024 to 1 Nov 2024 (36 days) by Martin & Co, Bathgate

LARN200102 | L/L Reg: 532542/400/21102 | 2 Double Bedrooms | Allocated Parking | Private Gardens ...

+ Add to report

£1,050 pcm



2 bedroom end of terrace house

Irvine Crescent, Bathgate, West Lothian, EH48

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Sep 2024 to 3 Jan 2025 (104 days) by Almond Sales & Lettings, Bathgate

EMAIL ENQUIRIES ONLYTwo bedroom property available for immediate entry. The property consists of ...






+ Add to report

£950 pcm

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.



www.letproperty.co.uk

Sylvan Way, Bathgate, EH48 2RH

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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