

# LET PROPERTY PACK

## INVESTMENT INFORMATION

East Main Street, Uphall,  
Broxburn, EH52

224272355

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





## Property Description

Our latest listing is in East Main Street, Uphall, Broxburn, EH52

Get instant cash flow of **£800** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£945** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Easy Access to Local Amenities**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

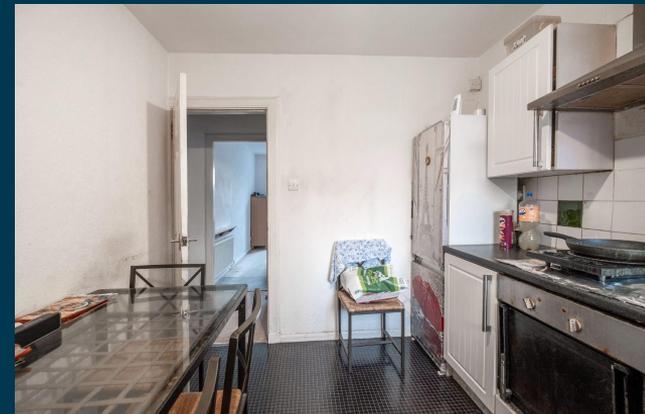
**Current Rent: £800**

**Market Rent: £945**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 945



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	£800	£945
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£94.50
<b>Total Monthly Costs</b>	<b>£438.75</b>	<b>£453.25</b>
<b>Monthly Net Income</b>	<b>£361.25</b>	<b>£491.75</b>
<b>Annual Net Income</b>	<b>£4,335.00</b>	<b>£5,901.00</b>
<b>Net Return</b>	<b>11.62%</b>	<b>15.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,011.00**  
Adjusted To

Net Return                      **10.75%**

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

Annual Net Income      **£4,251.00**  
Adjusted To

Net Return                      **11.40%**

# 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 £150,000.



## 2 bedroom duplex for sale



Millbank Place, Uphall, EH52 5DU

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Nov 2025 to 30 Jan 2026 (73 days) by Remax Property, West Lothian

£150,000



Image not found

## 2 bedroom apartment for sale

Houstoun Gardens, Uphall

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 6 Jan 2026 to 6 Jan 2026 by Turpie & Co, Bathgate

£130,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom flat

+ Add

Uphall, West Lothian, EH52

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2025 to 24 Nov 2025 (20 days) by EwartPark Sales & Lettings, Bathgate



£750 pcm

2 bedroom flat

+ Add to re

Loanfoot Road , Uphall

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2026 to 17 Feb 2026 (10 days) by Castlebrae Sales and Letting Ltd, Bathgate

# 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: **15 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.



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PROPERTY ID: 224272355

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**