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## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Bannatyne St, Lanark ML11 7JR

191629471

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Bannatyne St, Lanark ML11 7JR

Get instant cash flow of £600.00 per calendar month with a 8% Gross Yield for investors.

With a Lanark town centre location and a reasonable rental return, this space is in a perfect position for letting to a business.

The property is in good condition and would be perfect for small sized business looking to expand their operation.

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





#### Bannatyne St, Lanark ML11 7JR

191629471

Private Office Space 1 Bathroom & Washing Room Large Main Area Lanark Town Center Location

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Factor Fees: £0.00

**Property Key Features** 

Current Rent: £600

Lobby











## **Private Office Space**





## Bathroom









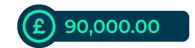






Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
Legal Fees	£1,000.00
Total Investment	£28,900.00

### **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.

Returns Based on Rental Income	£600
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£60.00
Total Monthly Costs	£356.25
Monthly Net Income	£243.75
Annual Net Income	<b>£2,925.00</b>
Net Return	<mark>10.12%</mark>

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### Return Stress Test Analysis Report





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

Annual Net Income **£1,725.00** Adjusted To

Net Return **5.97**%

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

Annual Net Income **£1,575.00** Adjusted To

Net Return 5.45%

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 Short Assured Tenancy Agreement In Place: **Yes** 



Current term of tenancy: **0-2 years** 

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

#### Bannatyne St, Lanark ML11 7JR

#### PROPERTY ID: 12345678

## Interested in this property investment?

## Make an offer or **book a viewing**

# 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.

