

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dunkeld Place Coatbridge,  
ML5 5EG

193312856

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





## Property Description

Our latest listing is in Dunkeld Place Coatbridge, ML5 5EG

Get instant cash flow of **£850.00** per calendar month with a **8.5%** Gross Yield for investors.

**With a tenant that has kept the property in good condition and as the property is located in an ideal family location, it will prove to be a rewarding and reliable rental investment for the investor.**

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



Dunkeld Place  
Coatbridge, ML5 5EG

193312856



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Front & Rear Garden Space**

**Factor Fees: £0.00**

**Current Rent: £850.00**

# 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%	£7,200.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£38,200.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£850.00</b>
Mortgage Payments on £90,000.00 @ 5%	<b>£375.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Letting Fees	<b>£85.00</b>
<b>Total Monthly Costs</b>	<b>£475.00</b>
<b>Monthly Net Income</b>	<b>£375.00</b>
<b>Annual Net Income</b>	<b>£4,500.00</b>
<b>Net Return</b>	<b>11.78%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,040.00**  
Adjusted To

Net Return                      **2.72%**

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

Annual Net Income      **£540.00**  
Adjusted To

Net Return                      **1.41%**

# 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 £130,000.00.

 Floorplan



**£119,995**

### 3 bedroom terraced house for sale

Ailsa Road, Coatbridge

NO LONGER ADVERTISED **SOLD STC**

#### Key features


Mid Terraced Villa | 3 Bedrooms | Large Rear Garden | Modern Kitchen |  
Close to Local Amenities


Marketed from 15 Feb 2022 to 4 Apr 2022 (47 days) by Residence Estate Agents, Uddingston

+ Add to report

#### Sold price history

14 Apr 2022                      £130,000

 Floorplan



**£120,000**

### 3 bedroom terraced house for sale

Brownhill Avenue, Coatbridge, North Lanarkshire, ML5

NO LONGER ADVERTISED

#### Key features

3 bed terrace property | gch | dg | Close to schools | Close to shops | Close  
to travel links | Private garden | Popular location | Ideal first time buyer | ...

Marketed from 28 Jun 2022 to 14 Sep 2022 (77 days) by Jewel Homes, Coatbridge

+ Add to report

#### Sold price history

30 Sep 2022                      £126,500

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695.00 based on the analysis carried out by our letting team at **Let Property Management**.



Click for more details

## 3 bedroom house

Kirkshaws Avenue, Coatbridge

NO LONGER ADVERTISED

LET AGREED

### Key features

Available Now | Three Bedrooms | Spacious Family Home | Gas Central Heating | Great Location | Unfurnished | LARN1904055

Marketed from 8 Jun 2022 to 30 Jun 2022 (22 days) by Countrywide Residential Lettings, Hamilton

+ Add to report



## 3 bedroom terraced house

Kirkshaws Avenue, Coatbridge

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Mid terrace villa | Freshly decorated throughout | Spacious rooms | Private gardens | Close to am...

### SOLD PRICE HISTORY






9 Jan 2023

£107,000

# 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 Short Assured 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](http://www.letproperty.co.uk)

Dunkeld Place Coatbridge, ML5 5EG

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.



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