

LET PROPERTY PACK

INVESTMENT INFORMATION

Coatbridge Road, Ramoan,
Coatbridge, ML5 2PU

194731740

 www.letproperty.co.uk





Property Description

Our latest listing is in Coatbridge Road, Ramoan, Coatbridge, ML5 2PU

Get instant cash flow of **£400.00** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With tenants currently situated that have taken good care of the space and a location that allows for easy access to local amenities, this will be a great addition to an investors portfolio.

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



Coatbridge Road,
Ramoan, Coatbridge, ML5
2PU

194731740



Property Key Features

2 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £400.00

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



The monthly rent of this property is currently set at £400.00 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£400.00	£550
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£40.00	£55.00
Total Monthly Costs	£289.38	£304.38
Monthly Net Income	£110.63	£245.63
Annual Net Income	£1,327.50	£2,947.50
Net Return	5.47%	12.15%

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 **£1,847.50**
Adjusted To

Net Return **7.62%**

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

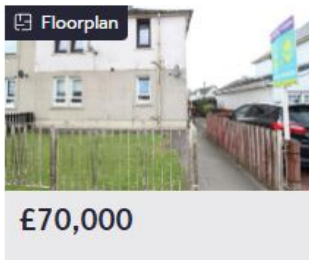
Annual Net Income **£1,822.50**
Adjusted To

Net Return **7.52%**

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 £76,000.00.



2 bedroom flat for sale

Coatbridge Road, Glenboig, Coatbridge

NO LONGER ADVERTISED SOLD STC

Key features

Sought After Location | Gas Central Heating | Double Glazing | Front, Side & Rear Garden | Driveway | Viewings Are Advised!!

Marketed from 9 Jun 2021 to 4 Mar 2022 (267 days) by On The Move Estate Agents, Coatbridge

Sold price history

15 Mar 2022 £76,000

+ Add to report



1 bedroom flat for sale

Coatbridge Road, Glenboig

NO LONGER ADVERTISED SOLD STC

Key features

Freshly Decorated | Ideal Commuter Location | Ground Floor Apartment | Spacious Accommodation Throughout | One Double Bedroom | Large ...

Marketed from 10 Nov 2021 to 18 May 2022 (188 days) by Yopa, Scotland

Sold price history

7 Jul 2022 £75,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650.00 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Lefroy Street, Coatbridge,
Lanarkshire, ML5

+ Add to report

NO LONGER ADVERTISED LET AGREED

EPC Rating C | LL Reg 118059/260/23230 | Ground Floor | 2
Bedroom | Large Bright Lounge | Gas Cen...

Marketed from 21 Jul 2023 to 9 Aug 2023 (18 days) by YOUR MOVE McLaughlin Lettings, Coatbridge



£575 pcm

2 bedroom apartment

Viewbank Street, Glenboig

+ Add to report

NO LONGER ADVERTISED LET AGREED






Rent £575 Deposit £725 | REGISTER NOW - Available early
March 2023 | Sorry no pets or smokers | P...

SOLD PRICE HISTORY

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**
-  Current term of tenancy: **5 years +**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  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

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ML5 2PU

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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