

LET PROPERTY PACK

INVESTMENT INFORMATION

Dunbeth Road, Coatbridge
ML5 3ES

197422806

 www.letproperty.co.uk





Property Description

Our latest listing is in Dunbeth Road, Coatbridge ML5 3ES

Get instant cash flow of **£565** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

As the property is located in the Coatbridge town centre and is able to generate a rewarding rental income, this flat will prove to be a rewarding and reliable rental investment for the investor.

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



Dunbeth Road,
Coatbridge ML5 3ES

197422806



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Shower Room

Factor Fees: £0.00

Current Rent: £565

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

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



The monthly rent of this property is currently set at £565 per calendar month but the potential market rent is

£ 650



Returns Based on Rental Income	£565	£650
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£56.50	£65.00
Total Monthly Costs	£352.75	£361.25
Monthly Net Income	£212.25	£288.75
Annual Net Income	£2,547.00	£3,465.00
Net Return	8.81%	11.99%

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 **£2,165.00**
Adjusted To

Net Return **7.49%**

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

Annual Net Income **£2,115.00**
Adjusted To

Net Return **7.32%**

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 £209,000.00.



£305,000

Floorplan

4 bedroom terraced house for sale

Dunbeth Road, Coatbridge

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

Kirkland Estate Agents are delighted to present to the market this exceptional four bedroom end t...

Marketed from 6 Jul 2023 by Kirkland Estate Agents, Coatbridge



£225,000

3 bedroom semi-detached house for sale

Dunbeth Road, Coatbridge, Lanarkshire, ML5

+ Add to report

NO LONGER ADVERTISED

Semi Detached Villa | Three Bedrooms with Master En-suite | Popular Locale | Large Rear Garden | ...

Marketed from 29 Jul 2022 to 17 Apr 2023 (261 days) by Independent Mortgage and Property Services, Airdrie

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750.00 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

Lugar Street, Coatbridge, Lanarkshire, ML5

+ Add to report

NO LONGER ADVERTISED

LET AGREED

EPC Rating C | LL Reg 905905/320/02081 | Ground Floor Flat | Front And Back Door | Driveway | Gar...

SOLD PRICE HISTORY



£750 pcm

2 bedroom flat

Lugar Street, Coatbridge, ML5

+ Add to report

NO LONGER ADVERTISED

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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**
-  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

Dunbeth Road, Coatbridge ML5 3ES

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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