

LET PROPERTY PACK

INVESTMENT INFORMATION

Hepburn Hill, Hamilton,
ML3 8AU

187645524

 www.letproperty.co.uk





Property Description

Our latest listing is in Hepburn Hill, Hamilton, ML3 8AU

Get instant cash flow of **£800** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

As the property is situated in the Hamilton Town Centre and is able to generate a good rental income, this would be a great addition to an investors portfolio.

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



Hepburn Hill, Hamilton,
ML3 8AU

187645524



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Private Garden Grounds

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Current Rent: £800

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £101,250.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
Legal Fees	£1,000.00
Total Investment	£42,850.00

Projected Investment Return



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

£ 850

Returns Based on Rental Income	£800	£850
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£85.00
Total Monthly Costs	£516.88	£521.88
Monthly Net Income	£283.13	£328.13
Annual Net Income	£3,397.50	£3,937.50
Net Return	7.93%	9.19%

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 **£2,237.50**
Adjusted To

Net Return **5.22%**

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income **£1,912.50**
Adjusted To

Net Return **4.46%**

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 £195,000.

Floorplan

£160,000

3 bedroom semi-detached house for sale

Scotia Gardens, Hamilton, ML3

NO LONGER ADVERTISED SOLD STC

Key features

A fabulous, modern semi detached villa presented to the market in true turn key condition, which is sure to delight all who view. On entering the ...

Marketed from 10 Sep 2021 to 28 Sep 2021 (18 days) by Countrywide, Hamilton

Sold price history

18 Nov 2021 £187,000

+ Add to report

Floorplan

£159,995

4 bedroom semi-detached house for sale

Ormiston Drive, Hamilton, Lanarkshire, ML3 8AS

NO LONGER ADVERTISED UNDER OFFER

Key features

Four Bedrooms | Fitted Kitchen | Semi Detached | Private Garden | Double Glazing | Gas & Central Heating | Generous Storage | Excellent Locale ...

Marketed from 19 Jul 2021 to 17 Mar 2022 (240 days) by Clyde Property, Bothwell

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom end of terrace house

Glencoe Place Meikle Earnock, Hamilton, ML3

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | Large Rooms | New boiler | New Carpets | Recently Redecor...

SOLD PRICE HISTORY



£875 pcm

3 bedroom terraced house

Allanton Lea, Hamilton, South Lanarkshire, ML3

+ Add to report

NO LONGER ADVERTISED LET AGREED






Three Bedroom Mid terrace | LRN 362387/380/16071 | Front and Rear Garden | Conservatory

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: **2 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

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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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