

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Main Street Holytown, Motherwell, ML1

199980640











## **Property Description**

Our latest listing is in Main Street Holytown, Motherwell, ML1

Get instant cash flow of £500 per calendar month with a 18.8% Gross Yield for investors.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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







Main Street Holytown, Motherwell, ML1



**Studio Flat** 

1 Bathroom with WC

**Garden Space** 

**Easy Access to Local Amenities** 

Factor Fees: 0

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £500** 

199980640

# Kitchen





## Bedrooms









## **Exterior**









## **Initial Outlay**





**PROPERTY VALUATION** 



Stamp Duty ADS @ 6% **£1,920** 

Legal Fees £1,000

Total Investment £34,920

Outlay figures based on assumed cash purchase of £50,000.

### **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.

The monthly rent per calendar month of this property is currently set at



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	ТВС
Letting Fees	£50.00
Total Monthly Costs	£95.00
Monthly Net Income	£405.00
Annual Net Income	£4,860.00
Net Return	13.92%

### Return Stress Test Analysis Report





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

Annual Net Income £2,980

Adjusted To

Net Return 8.53%

#### 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 £48,180.



£49,995

#### 1 bedroom ground floor flat for sale

Main Street, Motherwell, Lanarkshire, ML1

NO LONGER ADVERTISED

Ground level flat | Ideal for a first time buyer  $\prime$  buy to let investor | Front and rear access  $\dots$ 

+ Add to report

+ Add to report

SOLD PRICE HISTORY

23 Dec 2020 £48,180 27 Nov 2006 £44,000



£49,995

- Floorplan

#### 1 bedroom flat for sale

Sunnyside Crescent, Motherwell, ML1

NO LONGER ADVERTISED SOLD STC

EER - D | 1 BEDROOM UPPER COTTAGE FLAT | Private Loft Space | Detached Single Car Garage To Rear ...

SOLD PRICE HISTORY

26 Feb 2021 £47,000

Marketed from 18 Jan 2021 to 8 Apr 2021 (80 days) by YOUR MOVE - McLaughlin, Bothwell

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at Let Property Management.



Property

Main Street, Uddingston, Glasgow, North Lanarkshire,

+ Add to report

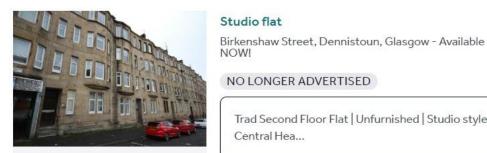
NO LONGER ADVERTISED

LET AGREED

First floor 2 bedroom unfurnished apartment nestled in the leafy Springfield development in centr...

£725 pcm

Marketed from 6 Jun 2022 to 14 Jul 2022 (38 days) by YOUR MOVE McLaughlin Lettings, Uddingston



+ Add to report

NO LONGER ADVERTISED

Trad Second Floor Flat | Unfurnished | Studio style | Double Glazing/Door Entry | Gas Central Hea...

£650 pcm

Marketed from 3 Oct 2023 to 4 Oct 2023 by Northwood, Glasgow

#### **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: **0 - 2 Years** 



Standard 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

Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Main Street Holytown, Motherwell, ML1



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.