

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street Holytown,  
Motherwell, ML1

199980640

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





## 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

199980640



## Property Key Features

**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**

# Kitchen



# Bedrooms



# Exterior





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

## PROPERTY VALUATION

£ 32,000

Stamp Duty ADS @ 6% **£1,920**

Legal Fees **£1,000**

Total Investment **£34,920**

# Projected Investment Return



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

£ 500

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

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      **£2,980**  
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

+ Add to report

NO LONGER ADVERTISED

Ground level flat | Ideal for a first time buyer / buy to let investor | Front and rear access  
...

### SOLD PRICE HISTORY

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



£49,995

## 1 bedroom flat for sale

Sunnyside Crescent, Motherwell, ML1

+ Add to report

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**.



£725 pcm

## Property

Main Street, Uddingston, Glasgow, North Lanarkshire, G71

+ Add to report

NO LONGER ADVERTISED

LET AGREED

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

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



£650 pcm

## Studio flat

Birkenshaw Street, Dennistoun, Glasgow - Available NOW!

+ Add to report

NO LONGER ADVERTISED






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

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0 - 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](http://www.letproperty.co.uk)

Main Street Holytown, Motherwell, ML1

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.



**LETPROPERTY**