

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Imlach Place Motherwell,  
ML1

199196435

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





## Property Description

Our latest listing is in Imlach Place Motherwell, ML1

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Imlach Place Motherwell,  
ML1

199196435



## Property Key Features

**3 Bedrooms**

**2 Bathrooms with 2 WC**

**Open Plan Lounge**

**Garden Grounds**

**Factor Fees: £30.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £650**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit	<b>£37,500.00</b>
Stamp Duty ADS @ 6%	<b>£9,000.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£47,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£650	£1,000
Mortgage Payments on £112,500.00 @ 4%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£65.00	£100.00
<b>Total Monthly Costs</b>	<b>£485.00</b>	<b>£520.00</b>
<b>Monthly Net Income</b>	<b>£165.00</b>	<b>£480.00</b>
<b>Annual Net Income</b>	<b>£1,980.00</b>	<b>£5,760.00</b>
<b>Net Return</b>	<b>4.17%</b>	<b>12.13%</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      **£3,760.00**  
Adjusted To

Net Return                      **7.92%**

**If Interest Rates increased by £2.00% (from 4% to £6.00%)**

Annual Net Income      **£3,510.00**  
Adjusted To

Net Return                      **7.39%**

# 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 £152,500.



£149,995



### 3 bedroom ground floor flat for sale

Imlach Place, Motherwell

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Excellent Location | Ground Floor Apartment | 3 Bedrooms | Spacious Lounge/Diner | Modern Fitted ...

#### SOLD PRICE HISTORY

5 Dec 2022	£152,500
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£115,000



### 2 bedroom flat for sale

Imlach Place, Motherwell, North Lanarkshire, ., ML1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

#### CLOSING DATE TUESDAY 8TH JUNE @ 12 NOON. #####

#### SOLD PRICE HISTORY

29 Sep 2021	£142,000
16 Feb 2016	£115,000
10 Jan 2012	£115,000

Marketed from 3 Jun 2021 to 23 Aug 2021 (80 days) by Slater Hogg & Howison, Hamilton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

### 3 bedroom flat

Hamilton Park North, Hamilton, Lanarkshire, ML3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Large & fully integrated kitchen. | Large living room (with Dining space). | Ensuite to main bedr...

Marketed from 31 Oct 2016 to 15 Feb 2023 (2298 days) by Property Angels Estate Agents, Bothwell



£950 pcm

### 3 bedroom apartment

Orchard Brae, Hamilton, South Lanarkshire, ML3 6JD

+ Add to report

NO LONGER ADVERTISED






Unfurnished | Three Bedrooms | Sought after development | Top floor | Lift access | Private resid...

Marketed from 23 Oct 2023 to 2 Nov 2023 (10 days) by Clyde Property, Bothwell

# 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: **3 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)

Imlach Place 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.



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