

LET PROPERTY PACK

INVESTMENT INFORMATION

Dyke Road Harthill, Shotts,
ML7 5QT

201170886

 www.letproperty.co.uk





Property Description

Our latest listing is in Dyke Road Harthill, Shotts, ML7 5QT

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Dyke Road Harthill,
Shotts, ML7 5QT

201170886



Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£550	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£55.00	£90.00
Total Monthly Costs	£382.50	£417.50
Monthly Net Income	£167.50	£482.50
Annual Net Income	£2,010.00	£5,790.00
Net Return	6.28%	18.09%

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 **£3,990.00**
Adjusted To

Net Return **12.47%**

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

Annual Net Income **£4,290.00**
Adjusted To

Net Return **13.41%**

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 £119,000.



£119,000



2 bedroom terraced house for sale

Stanley Road, Greenrigg, ML7 5QX

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Newley Refurbished | Entrance Hallway | Large Lounge | New Kitchen/Diner | Upstairs Hallway | Tw...

SOLD PRICE HISTORY

11 Nov 2022

£130,000

Marketed from 15 Sep 2022 to 9 Nov 2022 (54 days) by Remax Property, West Lothian



£113,500



2 bedroom terraced house for sale

143 Polkemmet Drive, Harthill ML7 5QS

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

WALK RIGHT IN! Sneddon Morrison Estate Agents are delighted to offer this ideal 2-bedroom mid-ter...

SOLD PRICE HISTORY

2 Aug 2023

£120,200

Marketed from 18 Apr 2023 to 4 Oct 2023 (169 days) by Sneddon Morrison, Whitburn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom terraced house

McGregor Crescent, Whitburn

+ Add to report

NO LONGER ADVERTISED LET AGREED

Rent £950, Deposit £1,100 | Available - Early December 2023 | Part furnished (white goods) | Sor...

Marketed from 21 Nov 2023 to 5 Dec 2023 (14 days) by Castlebrae Sales and Letting Ltd, Bathgate



£950 pcm

2 bedroom terraced house

Mickel Crescent, Whitburn

+ Add to report

NO LONGER ADVERTISED LET AGREED






Rent £950, Deposit £1100 | Available End of November | Part Furnished (white good)

Marketed from 8 Nov 2023 to 1 Dec 2023 (23 days) by Castlebrae Sales and Letting Ltd, Bathgate

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: **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

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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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