

LET PROPERTY PACK

INVESTMENT INFORMATION

Bramble Gardens Airdrie,
ML6 6GZ

202400045

 www.letproperty.co.uk





Property Description

Our latest listing is in Bramble Gardens Airdrie, ML6 6GZ

Get instant cash flow of **£700** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Bramble Gardens Airdrie,
ML6 6GZ

202400045



Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Garden Grounds

Factor Fees: £26.60

Ground Rent: N/A

Lease Length: N/A

Current Rent: £700

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,150



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.



Returns Based on Rental Income	£700	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£26.60	
Ground Rent	N/A	
Letting Fees	£70.00	£115.00
Total Monthly Costs	£642.85	£687.85
Monthly Net Income	£57.15	£462.15
Annual Net Income	£685.80	£5,545.80
Net Return	1.27%	10.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,245.80**
Adjusted To

Net Return **5.99%**

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

Annual Net Income **£2,995.80**
Adjusted To

Net Return **5.53%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

Bramble Gardens, Airdrie, ML6

+ Add to report

NO LONGER ADVERTISED SOLD STC

CLOSING DATE FRIDAY 12TH MAY @ 12 NOON #### Boasting a fantastic location, alongside great t...

SOLD PRICE HISTORY	
30 Jun 2023	£186,000
1 Oct 2018	£140,000
28 Nov 2006	£129,995

Marketed from 5 May 2023 to 26 Jul 2023 (82 days) by Slater Hogg & Howison, Hamilton



£155,000

3 bedroom end of terrace house for sale

Bramble Gardens, Airdrie, North Lanarkshire, ML6

+ Add to report

NO LONGER ADVERTISED SOLD STC

3 Bedrooms | Lounge | Kitchen | Utility Room | Cloaks/Wc | Bathroom

Marketed from 21 Sep 2022 to 20 Dec 2022 (90 days) by Countrywide, Airdrie

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

3 bedroom semi-detached house

Lochend Road, Gartcosh, Glasgow, G69

+ Add to report

NO LONGER ADVERTISED LET AGREED

Semi Detached | Gas Central Heating | Garage | Double Glazing | 3 Bedrooms

SOLD PRICE HISTORY

1 Nov 2006

£220,000



£1,350 pcm

3 bedroom semi-detached house

Coyle Drive, Gartcosh, Glasgow

+ Add to report

CURRENTLY ADVERTISED

Semi detached house | Three double bedrooms | Unfurnished | Close to amenities | New build | Doub...

Marketed from 7 Feb 2024 by 1-2-Let, 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: **5 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

Bramble Gardens Airdrie, ML6 6GZ

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