

LET PROPERTY PACK

INVESTMENT INFORMATION

Bramble Gardens Airdrie, ML6 6GZ

202400045











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 a great long term investment for an investor.

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







Bramble Gardens Airdrie, ML6 6GZ



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

202400045

Lounge









Kitchen



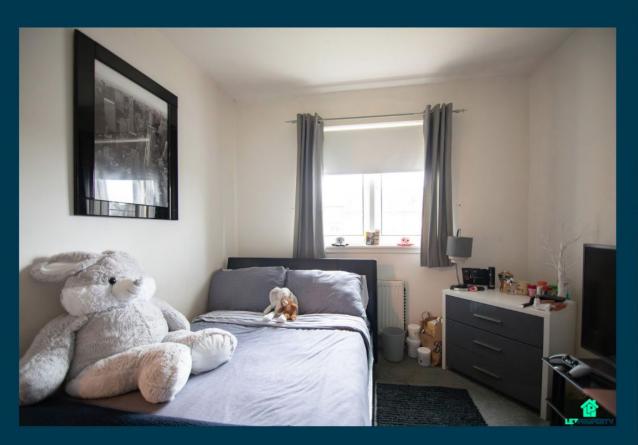






Bedrooms









Bathroom









Exterior









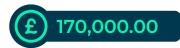
Initial Outlay





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



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

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%

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

£3,245.80

Annual Net Income

Adjusted To

Net Return

5.99%

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

Annual Net Income

£2,995.80

Adjusted To

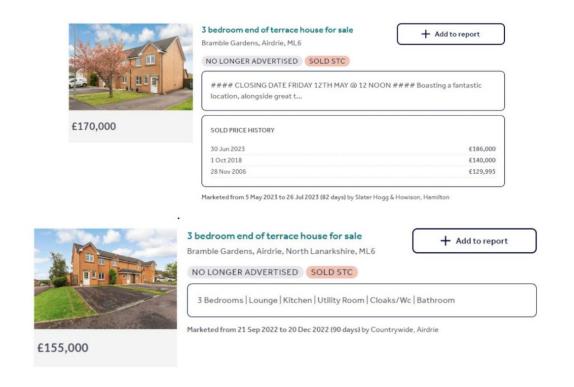
Net Return

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.



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





£1,350 pcm

3 bedroom semi-detached house

Coyle Drive, Gartcosh, Glasgow

CURRENTLY ADVERTISED

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

+ Add to report

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

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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.