

LET PROPERTY PACK

INVESTMENT INFORMATION

Gibb Street Chapelhall,
Airdrie, ML6

204482921

 www.letproperty.co.uk





Property Description

Our latest listing is in Gibb Street Chapelhall, Airdrie, ML6

Get instant cash flow of **£575** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** 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...



Gibb Street Chapelhall,
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Property Key Features

2 bedrooms

1 bathroom with WC

Double Glazed Window

Garden Ground

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £575

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£575	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£57.50	£70.00
Total Monthly Costs	£338.13	£350.63
Monthly Net Income	£236.88	£349.38
Annual Net Income	£2,842.50	£4,192.50
Net Return	10.39%	15.33%

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 **£2,792.50**
Adjusted To

Net Return **10.21%**

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

Annual Net Income **£2,917.50**
Adjusted To

Net Return **10.67%**

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 £87,000.



£79,995



2 bedroom flat for sale

Woodneuk Street, Chapelhall, Airdrie

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

This immaculate two bedroom duplex flat is located on the periphery of Airdrie in the village of ...

SOLD PRICE HISTORY

12 Jan 2022	£87,000
2 Aug 2006	£81,000
23 May 2003	£51,000



£75,000



2 bedroom flat for sale

Kennelburn Road, Airdrie, ML6

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Double Gazing | Central Heating | Electric | Water | Garden

SOLD PRICE HISTORY

18 Dec 2023	£80,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Tollcross Road, Glasgow, G32

+ Add to report

CURRENTLY ADVERTISED

Unique Mansionhouse conversion | Open plan living | Impressive Lounge | Spacious dining | Fully f..

Marketed from 3 Apr 2024 by Unicorn Homes.co.uk, Glasgow



£1,150 pcm

2 bedroom flat

Auckland Wynd, Glasgow

+ Add to report

NO LONGER ADVERTISED






2 Bedrooms | 2 Bathrooms | Furnished Property | Sorry, No Pets Allowed | Private Resident `s Parki...

Marketed from 1 Sep 2022 to 2 Sep 2022 by Maclay Property Ltd, 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: **0-2 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

Gibb Street Chapelhall, Airdrie, ML6

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