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LET PROPERTY PACK

INVESTMENT INFORMATION

Philips Wynd Hamilton, ML3 8PH

204639113

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LETPR®PERTY





Property Description

Our latest listing is in Philips Wynd Hamilton, ML3 8PH

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.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

LETPR®PERTY





Philips Wynd Hamilton, ML3 8PH

204639113

Property Key Features

3 bedroom

2 bathroom

Great Condition

Close proximity to valuable amenities

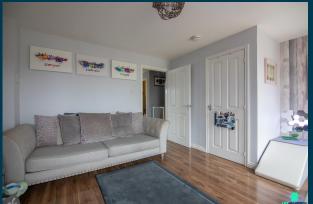
Factor Fees: £13.30 Ground Rent: N/A Lease Length: N/A Current Rent: £700 Market Rent: £1,150











Kitchen





Bedrooms





Bathroom





Exterior



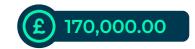






Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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



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



LETORMOER

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	£13.30	
Ground Rent	N/A	
Letting Fees	£70.00	£115.00
Total Monthly Costs	£629.55	£674.55
Monthly Net Income	£70.45	£475.45
Annual Net Income	£845.40	£5,705.40
Net Return	<mark>1.56%</mark>	<mark>10.53%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£3,405.40** Adjusted To

Net Return 6.28%

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

Annual Net Income **£3,155.40** Adjusted To

Net Return 5.82%

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 £200,000.



£200,000

5 bedroom terraced house for sale Philips Wynd, Hamilton	+ Add to report
NO LONGER ADVERTISED SOLD STC	
Spacious Three Bedroom Mid Terrace Fantastic Size Bedrooms	Kitchen Diner with Snug Three Good

Marketed from 2 May 2023 to 1 Sep 2023 (121 days) by Yopa, Scotland & The North



3 bedroom terraced house for sale	
Philips Wynd, Hamilton, South Lanarkshire, ML	3

+ Add to report

NO LONGER ADVERTISED SOLD STC

This fantastic modern terraced villa has been decorated in neutral tones throughout, and is situa...

Marketed from 12 Apr 2022 to 9 Aug 2022 (119 days) by Slater Hogg & Howison, Hamilton

£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm



+ Add to report

+ Add to report

Luxury fittings and fixtures throughout including kitchen and bathroom \mid Completely refurbished t...

Marketed from 30 Jun 2022 to 1 Mar 2024 (609 days) by Residence Estate Agents, Hamilton



£1,595 pcm

3 bedroom semi-detached house

Portland Place, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED LET AGREED

Driveway Parking to Rear with Electric Gate | Quality Fixtures and Fittings | Utility Room | En S...

Marketed from 20 Jun 2023 to 26 Jul 2023 (36 days) by Lets Let, Hamilton

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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.

