

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Road Hamilton, ML3

205406691

 www.letproperty.co.uk





Property Description

Our latest listing is in Mill Road Hamilton, ML3

Get instant cash flow of **£475** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** 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...



Mill Road Hamilton, ML3

205406691



Property Key Features

2 bedrooms

1 bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Current Rent: £475

Market Rent: £600

Lounge



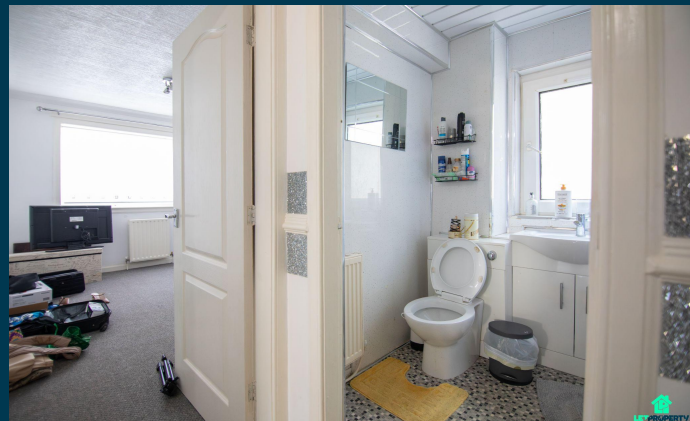
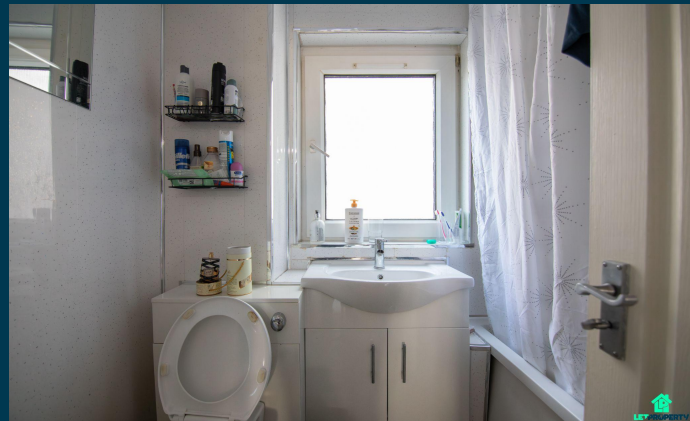
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,700.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in site and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£475	£600
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£281.25	£293.75
Monthly Net Income	£193.75	£306.25
Annual Net Income	£2,325.00	£3,675.00
Net Return	10.24%	16.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,475.00**
Adjusted To

Net Return **10.90%**

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

Annual Net Income **£2,625.00**
Adjusted To

Net Return **11.56%**

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 £79,995.



£79,995

2 bedroom apartment for sale

Mill Road, Hamilton

+ Add to report

CURRENTLY ADVERTISED

Located In Quiet Residential Estate | Perfect For First Time Buyers | Renovated To A Fantastic St...

SOLD PRICE HISTORY



£59,995

2 bedroom flat for sale

Mill Road, Hamilton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Upper Cottage Flat | Ideally Located | Large Lounge | Sizeable Breakfasting Kitchen | Two Double ...

SOLD PRICE HISTORY

Rent Comparables Report



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



£600 pcm

2 bedroom flat

Mill Road, Hamilton, ML3

+ Add to report

NO LONGER ADVERTISED

Excellent School Location | New Bathroom | New carpets throughout | Large rooms throug...

SOLD PRICE HISTORY



£475 pcm

2 bedroom flat

Mill Road, Hamilton, South Lanarkshire, ML3

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine

SOLD PRICE HISTORY






19 Oct 2007

£70,000

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

Mill Road Hamilton, ML3

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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