

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Spey Walk, Motherwell,  
ML1

205751715

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Spey Walk, Motherwell, ML1

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£779** which would provide the investor a Gross Yield of **7.8%** 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...



Spey Walk, Motherwell,  
ML1

205751715



## Property Key Features

**3 bedrooms**

**2 bathrooms**

**Storage Rooms**

**Patio**

**Factor Fees: £0.00**

**Current Rent: £500**

**Market Rent: £779**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 779

Returns Based on Rental Income	£500	£779
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£77.90
<b>Total Monthly Costs</b>	<b>£440.00</b>	<b>£467.90</b>
<b>Monthly Net Income</b>	<b>£60.00</b>	<b>£311.10</b>
<b>Annual Net Income</b>	<b>£720.00</b>	<b>£3,733.20</b>
<b>Net Return</b>	<b>1.88%</b>	<b>9.77%</b>

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      **£2,175.20**  
Adjusted To

Net Return                      **5.69%**

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

Annual Net Income      **£1,933.20**  
Adjusted To

Net Return                      **5.06%**

# 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 £119,995.



£119,995

## 4 bedroom terraced house for sale

Spey Walk, Motherwell

+ Add to report

NO LONGER ADVERTISED

Four Double Bedrooms | Decked Area | Stunning Kitchen | Spacious Accommodation | Rarely Available

SOLD PRICE HISTORY



£75,000

## 3 bedroom terraced house for sale

Spey Walk, Holytown, North Lanarkshire, ML1

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Great sized family home | Private Gardens | Double glazing | Gas Central Heating | Close to publi...

SOLD PRICE HISTORY



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 2 bedroom semi-detached house

Dornoch Road, Motherwell, North Lanarkshire, ML1

NO LONGER ADVERTISED LET AGREED

+ Add to report

\* 2 Bedroom House | \* LRN: 55119/400/28190 | \* Available August | \* LARN1807021 | \* EPC = D | \* C...

SOLD PRICE HISTORY



£675 pcm

## 2 bedroom terraced house

Spey Walk, Holytown, Motherwell, Lanarkshire, ML1

NO LONGER ADVERTISED LET AGREED

+ Add to report






Family home! | 2 Double bedrooms! | Dining size kitchen! | Spacious and bright Living Room! | Bat...

Marketed from 10 Jul 2019 to 19 Apr 2024 (1744 days) by Property Angels Estate Agents, Bothwell

# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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](http://www.letproperty.co.uk)

Spey Walk, Motherwell, ML1

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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