

LET PROPERTY PACK

INVESTMENT INFORMATION

Dalriada Crescent,
Motherwell, ML

210805295

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalriada Crescent, Motherwell, ML

Get instant cash flow of **£375** per calendar month with a **11.3%** Gross Yield for investors.

This property has a potential to rent for **£795** which would provide the investor a Gross Yield of **23.9%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Dalriada Crescent,
Motherwell, ML

210805295



Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £375

Market Rent: £795

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 6%	£2,400
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£43,400

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 £375 per calendar month but the potential market rent is

£ 795



Returns Based on Rental Income	£375	£795
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£37.50	£79.50
Total Monthly Costs	£82.50	£124.50
Monthly Net Income	£292.50	£670.50
Annual Net Income	£3,510.00	£8,046.00
Net Return	8.09%	18.54%

Return **Stress Test** Analysis Report



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


Annual Net Income **£6,456**
Adjusted To

Net Return **14.88%**

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 £45,000.



2 bedroom flat for sale + Add to report

79, Dalriada Crescent, Motherwell, ML13XT

NO LONGER ADVERTISED


Marketed from 25 Apr 2023 to 22 May 2023 (27 days) by Future Property Auctions, Glasgow

--- Quick Sale Property --- Two Bed Ground Flat situated on the north side of the Clyde Valley in...

🔍 Sold price history:	View
14/02/2024	£39,999
31/03/2023	£152,700
21/03/2005	£29,000

📍 EPC: View

(Approx.) Sqft: **710 sq ft** Price (£) per sqft: **£56.30**



3 bedroom apartment for sale + Add to report

Talisman Crescent, Motherwell

NO LONGER ADVERTISED


Marketed from 14 Jul 2022 to 3 Nov 2022 (111 days) by Move On, Motherwell

LANDLORD PURCHASE ONLY - SOLD WITH LONG TERM SITTING TENANT | 3 bedroom top floor flat | Generous...

🔍 Sold price history:	View
07/11/2022	£39,999
28/01/2011	£45,000
01/11/2010	£40,000

📍 EPC: View


(Approx.) Sqft: **818 sq ft** Price (£) per sqft: **£48.90**

 [View floor plan](#)

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**.



2 bedroom semi-detached house

+ Add to report

Frood Street, Motherwell


NO LONGER ADVERTISED **LET AGREED**

Marketed from 20 May 2024 to 31 May 2024 (11 days) by Hemmings Homes, Lanarkshire

Excellent Location | Semi Detached | 2 Double Bedrooms | Spacious Lounge | Modern Fitted Kitchen ...

📍 EPC: [View](#)

(Approx.) Sqft: **570 sq ft** Price (£) per sqft: **£1.39**



2 bedroom flat

+ Add to report

John Muir Way, Motherwell

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Jan 2024 to 13 Feb 2024 (35 days) by Hemmings Homes, Lanarkshire

EXCELLENT LOCATION | LOVELY VIEWS | RESIDENTS PARKING | TOP FLOOR APARTMENT | GAS CENTRAL HEATING...

💎 Sold price history: [View](#)

08/11/2021	£100,000
17/01/2014	£91,995






📍 EPC: [View](#)

(Approx.) Sqft: **592 sq ft** Price (£) per sqft: **£1.34**

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: **4 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **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.



Dalriada Crescent, Motherwell, ML

PROPERTY ID: 12345678

Interested in this
property investment?

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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