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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Dalriada Crescent, Motherwell, ML

210805295

🌐 www.letproperty.co.uk 🕽

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### **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

3 Bedroom 1 Bathroom Spacious Rooms Three Piece Bathroom

**Property Key Features** 

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.

PF	PROPERTY VALUATION	
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

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



795

#### 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

**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			
and the second sec	NO LONGER ADVERTISED	NO LONGER ADVERTISED		
to the second	Marketed from 25 Apr 2023 to 22 May 2023 (27 days	s) by Future Property Auctions, Glasgow		
£45,000	Quick Sale Property Two Bed Ground Flat sit	uated 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		
	Q EPC:	View		
	(Approx.) Sqft: 710 sq ft Price (£) per so	qft: £56.30		
	3 bedroom apartment for sale	+ Add to report		
	Talisman Crescent, Motherwell			
	1982 S 4			
	NO LONGER ADVERTISED			
	No LONGER ADVERTISED Marketed from 14 Jul 2022 to 3 Nov 2022 (111 days)	) by Move On, Motherwell		
£45,000				
£45,000	Marketed from 14 Jul 2022 to 3 Nov 2022 (111 days)			
£45,000	Marketed from 14 Jul 2022 to 3 Nov 2022 (111 days) LANDLORD PURCHASE ONLY - SOLD WITHLONG flat   Generous	TERM SITTING TENANT   3 bedroom top floc		
	Marketed from 14 Jul 2022 to 3 Nov 2022 (111 days) LANDLORD PURCHASE ONLY - SOLD WITHLONG flat   Generous	TERM SITTING TENANT   3 bedroom top floo		
	Marketed from 14 Jul 2022 to 3 Nov 2022 (111 days) LANDLORD PURCHASE ONLY - SOLD WITH LONG fatt   Generous  Sold price history: 07/11/2022	TERM SITTING TENANT   3 bedroom top floo View E39,999		
E45,000	Marieted from 14 Jul 2022 to 3 Nov 2022 (111 days: LANDLORD PURCHASE ONLY - SOLD WITHLONG fat   Generous Sold price history: 07/11/2022 28/01/2011	TERM SITTING TENANT   3 bedroom top floo View £39,999 £45,000		

#### **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 hous	+ Add to report	
	Frood Street, Motherwell		
	NO LONGER ADVERTISED LET AGREE	D	
£795 pcm	Marketed from 20 May 2024 to 31 May 2024 (11 days) by Hemmings Homes, Lanarkshire		
E795 pen	Excellent Location   Semi Detached   2 Double Bedrooms   Spacious Lounge   Modern Fitted Kitchen		
	<b>Q</b> EPC:	View	
	(Approx.) Sqft: 570 sq ft Price (£) p	ber sqft: £1.39	
	2 bedroom flat	+ Add to report	
HEEL	John Muir Way, Motherwell		
	NO LONGER ADVERTISED	D	
	Marketed from 8 Jan 2024 to 13 Feb 2024 (35 o	days) by Hemmings Homes, Lanarkshire	
£795 pcm			
	EXCELLENT LOCATION   LOVELY VIEWS   RESIDENTS PARKING   TOP FLOOR APARTMENT   GA CENTRAL HEATING		
	Sold price history:	View	
	08/11/2021	£100,000	
	17/01/2014	£91,995	
	Q EPC:	View	
	(Approx.) Sqft: 592 sq ft Price (£) p	persqft: £1.34	

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

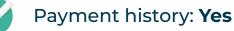


Standard Tenancy Agreement In Place: **Yes** 



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Current term of tenancy: 4 years+



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.

