

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Valley Court, Hamilton,  
ML3

213705730

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





## Property Description

Our latest listing is in Valley Court, Hamilton, ML3

Get instant cash flow of **£689** per calendar month with a **12.3%** Gross Yield for investors.

This property has a potential to rent for **£707** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Valley Court, Hamilton,  
ML3

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Well Maintained Property**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £689**

**Market Rent: £707**

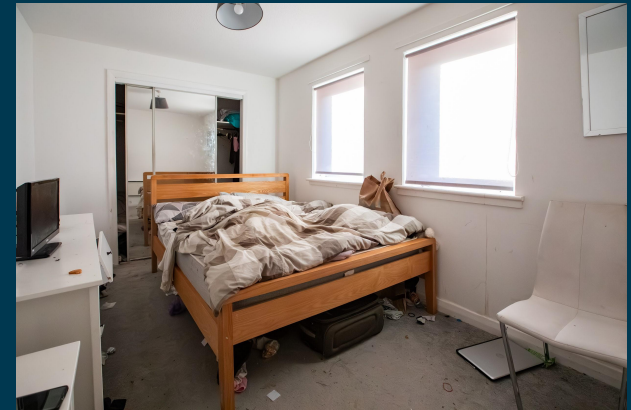
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £67,000.00 and borrowing of £50,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 67,000.00

25% Deposit	£16,750.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,110.00

# Projected Investment Return



The monthly rent of this property is currently set at £689 per calendar month but the potential market rent is

£ 707

Returns Based on Rental Income	£689	£707
Mortgage Payments on £50,250.00 @ 5%	£209.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£68.90	£70.70
<b>Total Monthly Costs</b>	<b>£293.28</b>	<b>£295.08</b>
<b>Monthly Net Income</b>	<b>£395.73</b>	<b>£411.93</b>
<b>Annual Net Income</b>	<b>£4,748.70</b>	<b>£4,943.10</b>
<b>Net Return</b>	<b>20.55%</b>	<b>21.39%</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      **£3,529.10**  
Adjusted To

Net Return                      **15.27%**

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

Annual Net Income      **£3,938.10**  
Adjusted To

Net Return                      **17.04%**

# 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 £62,995.



£62,995

## 2 bedroom apartment for sale

+ Add to report

Valley Court, Hamilton

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2023 to 12 Jul 2023 (109 days) by Bohome, Hamilton



£54,995

## 2 bedroom ground floor flat for sale

+ Add to report

Valley Court, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 11 Oct 2024 (60 days) by Property Angels Estate Agents, Bothwell

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom flat

+ Add to report

Valley Court, Hamilton, South Lanarkshire, ML3

NO LONGER ADVERTISED

Marketed from 15 Oct 2024 to 15 Oct 2024 by Ascension Letting, Glasgow



£695 pcm

## 2 bedroom flat

+ Add to report

Valley Court, Hamilton, ML3

NO LONGER ADVERTISED






LET AGREED

Marketed from 27 Aug 2024 to 24 Oct 2024 (58 days) by Lets Let, Hamilton

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

Valley Court, Hamilton, ML3

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.



**LETPROPERTY**