

LET PROPERTY PACK

INVESTMENT INFORMATION

Crossgates, Larkhall, ML9

214328149

 www.letproperty.co.uk





Property Description

Our latest listing is in Crossgates, Larkhall, ML9

Get instant cash flow of **£420** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£603** which would provide the investor a Gross Yield of **13.2%** 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...



Crossgates, Larkhall, ML9

214328149



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £420

Market Rent: £603

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit

£13,750.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£19,150.00

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 603

Returns Based on Rental Income	£420	£603
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£42.00	£60.30
Total Monthly Costs	£228.88	£247.18
Monthly Net Income	£191.13	£355.83
Annual Net Income	£2,293.50	£4,269.90
Net Return	11.98%	22.30%

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 **£3,063.90**
Adjusted To

Net Return **16.00%**

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



Annual Net Income **£3,444.90**
Adjusted To

Net Return **17.99%**

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 £67,000.

 £67,000	<div>1 bedroom flat for sale</div> <div>Montgomery Street, Larkhall</div> <div><div>NO LONGER ADVERTISED</div><div>UNDER OFFER</div></div> <div>Marketed from 5 Sep 2022 to 8 Dec 2022 (93 days) by Momo Homes, Wishaw</div>	<div>+ Add to report</div>
 £60,000	<div>1 bedroom flat for sale</div> <div>Wellgate Street, Larkhall</div> <div><div>NO LONGER ADVERTISED</div><div>SOLD STC</div></div> <div>Marketed from 14 Jun 2023 to 18 Aug 2023 (64 days) by Yopa, Scotland & The North</div>	<div>+ Add to report</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

1 bedroom bungalow

Muir Street, Larkhall, ML9

NO LONGER ADVERTISED

Marketed from 1 Nov 2023 to 28 Nov 2023 (26 days) by Century 21, Cambuslang

+ Add to report



£595 pcm

1 bedroom flat

Machanhill, Larkhall, Lanarkshire, ML9

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 29 Oct 2024 (28 days) by Residence Estate Agents, Hamilton

+ Add to report

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: **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.



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Crossgates, Larkhall, ML9

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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