

LET PROPERTY PACK

INVESTMENT INFORMATION

Birrens Rd, Motherwell ML1

210865359

 www.letproperty.co.uk





Property Description

Our latest listing is in Birrens Rd, Motherwell ML1

Get instant cash flow of **£425** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **15.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Birrens Rd, Motherwell
ML1

210865359



Property Key Features

2 Bedrooms

1 Bedroom

Patio

Parking Lot

Factor Fees: TBC

Current Rent: £425

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

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 £425 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£425	£750
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.00	
Letting Fees	£42.50	£75.00
Total Monthly Costs	£245.00	£277.50
Monthly Net Income	£180.00	£472.50
Annual Net Income	£2,160.00	£5,670.00
Net Return	11.02%	28.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,170.00**
Adjusted To

Net Return **21.28%**

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

Annual Net Income **£4,770.00**
Adjusted To

Net Return **24.34%**

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 £100,000.



£100,000

2 bedroom terraced house for sale

Fort Street, Motherwell

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 23 Nov 2023 to 8 Apr 2024 (136 days) by Upload Abode, Lanarkshire and Glasgow

+ Add to report



£67,500

2 bedroom flat for sale

Hadrian Terrace, Motherwell

NO LONGER ADVERTISED

Marketed from 7 Jan 2025 to 28 Feb 2025 (51 days) by HomeLink, Coatbridge

+ Add to report

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

Birrens Road, Motherwell, North Lanarkshire, ML1 3NU

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Mar 2025 by Clyde Property, Clarkston - Lettings

+ Add to report



£620 pcm

2 bedroom terraced house

Arnott Quadrant, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2022 to 25 Nov 2022 (4 days) by Igloo, 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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Birrens Rd, Motherwell ML1

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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