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LET PROPERTY PACK

INVESTMENT INFORMATION

Birrens Rd, Motherwell ML1

210865359

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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













Bedrooms





Bathroom











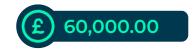
Initial Outlay





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



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 \bigcirc



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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	твс	
Ground Rent	£0.00	
Letting Fees	£42.50	£75.00
Total Monthly Costs	£245.00	£277.50
Monthly Net Income	£180.00	<mark>£472.50</mark>
Annual Net Income	£2,160.00	£5,670.00
Net Return	<mark>11.02%</mark>	<mark>28.93</mark> %

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%)

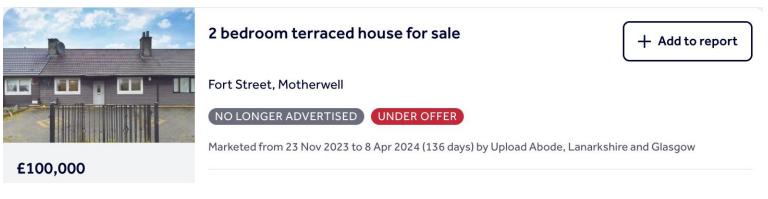
Annual Net Income **£4,770.00** Adjusted To

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.





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

£67,500

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



2 bedroom terraced house

Arnott Quadrant, Motherwell



Marketed from 21 Nov 2022 to 25 Nov 2022 (4 days) by Igloo, Hamilton









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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 4 years+





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.

