

LET PROPERTY PACK

INVESTMENT INFORMATION

Valley Court, Hamilton,
ML3

216448950

 www.letproperty.co.uk





Property Description

Our latest listing is in Valley Court, Hamilton, ML3

Get instant cash flow of **£450** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **13.8%** 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

216448950



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

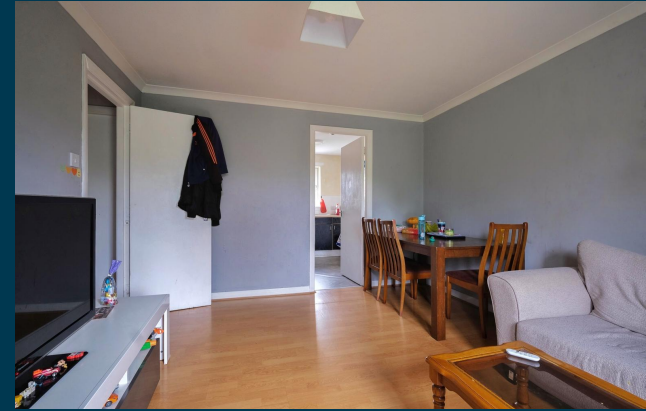
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

| | |
|---------------------|------------|
| 25% Deposit | £16,250.00 |
| Stamp Duty ADS @ 8% | £5,200.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £22,450.00 |

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 £450 per calendar month but the potential market rent is

£ 750

| Returns Based on Rental Income | £450 | £750 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £48,750.00 @ 5% | £203.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0 | |
| Ground Rent | Freehold | |
| Letting Fees | £45.00 | £75.00 |
| Total Monthly Costs | £263.13 | £293.13 |
| Monthly Net Income | £186.88 | £456.88 |
| Annual Net Income | £2,242.50 | £5,482.50 |
| Net Return | 9.99% | 24.42% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,982.50**
Adjusted To

Net Return **17.74%**

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

Annual Net Income **£4,507.50**
Adjusted To

Net Return **20.08%**

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 £63,000.



£63,000

2 bedroom flat for sale

Valley Court, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 17 Apr 2025 (82 days) by Let Property Sales & Management, Glasgow

+ Add to report



£62,995

2 bedroom apartment for sale

Valley Court, Hamilton

NO LONGER ADVERTISED

SOLD STC

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

+ 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

Valley Court, Hamilton, South Lanarkshire, ML3

NO LONGER ADVERTISED

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

+ Add to report



£695 pcm

2 bedroom flat

Valley Court, Hamilton, ML3

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 24 Oct 2024 (58 days) by Lets Let, 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: **5 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.



Valley Court, Hamilton, ML3

PROPERTY ID: 216448950

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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