

LET PROPERTY PACK

INVESTMENT INFORMATION

Keith Street, Hamilton,
ML3

218212775

 www.letproperty.co.uk





Property Description

Our latest listing is in Keith Street, Hamilton, ML3

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **20.6%** if the rent was increased to market rate.

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



Keith Street, Hamilton,
ML3

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Property Key Features

Commercial Property

Retail Shop

Large Primary Business Area

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200

Primary Business Area



Office Space



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£353.75
Monthly Net Income	£846.25
Annual Net Income	£10,155.00
Net Return	42.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,755.00**
Adjusted To

Net Return **32.18%**

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

Annual Net Income **£9,105.00**
Adjusted To

Net Return **37.78%**

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 £95,000.



£94,995

2 bedroom flat for sale

+ Add to report

6 Cadzow Street, Hamilton, Lanarkshire, ML3 7BL

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Nov 2021 to 17 Mar 2022 (127 days) by Clyde Property, Bothwell



£75,000

2 bedroom apartment for sale

+ Add to report

Lamb Street, Hamilton

CURRENTLY ADVERTISED

Marketed from 10 Jul 2025 by Igloo, Hamilton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Staneacre Park, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 25 Oct 2023 to 14 Nov 2023 (20 days) by Rent Locally, Hamilton

+ Add to report



£850 pcm

2 bedroom flat

Campbell Close, Hamilton

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2024 to 5 Nov 2024 (26 days) by Countrywide Residential Lettings, 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



Keith Street, Hamilton, ML3

PROPERTY ID: 218212775

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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