

LET PROPERTY PACK

INVESTMENT INFORMATION

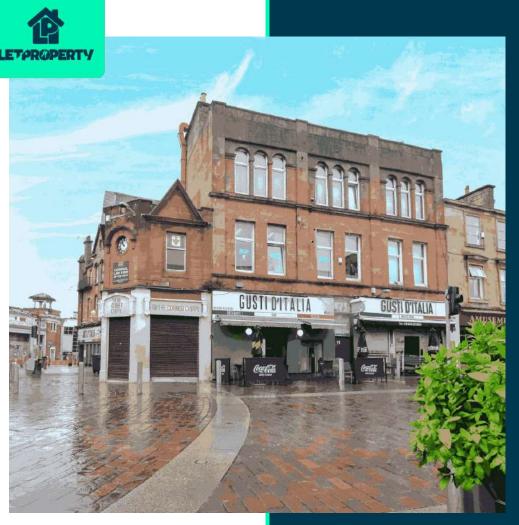
Keith Street, Hamilton, ML3

218212775









Property Description

Our latest listing is in Keith Street, Hamilton, ML3

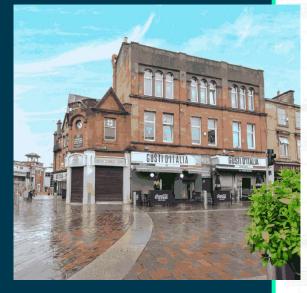
This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 20.6% if the rent was increased to market rate.

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



Commercial Property

Retail Shop

Large Primary Business Area

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200

218212775

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



25% Deposit **£17,500.00**

Stamp Duty ADS @ 8% **£5,600.00**

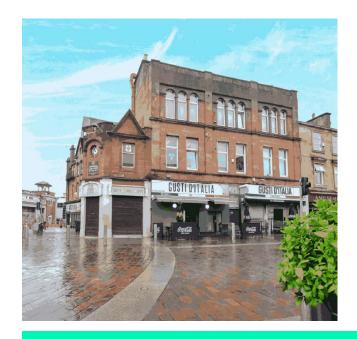
LBTT Charge £0

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



£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

+ 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.





Interested in this property investment?

Call us on **0141 478 0985**

Keith Street, Hamilton, ML3



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.