

LET PROPERTY PACK

INVESTMENT INFORMATION

William Drive, Hamilton,
ML3 7RQ

218220165

 www.letproperty.co.uk





Property Description

Our latest listing is in William Drive, Hamilton, ML3 7RQ

Get instant cash flow of **£520** per calendar month with a **6.57%** Gross Yield for investors.

This property has a potential to rent for **£827** which would provide the investor a Gross Yield of **10.45%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



William Drive, Hamilton,
ML3 7RQ

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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £827

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 827



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	£520	£827
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£52.00	£82.70
Total Monthly Costs	£379.50	£410.20
Monthly Net Income	£140.50	£416.80
Annual Net Income	£1,686.00	£5,001.60
Net Return	4.96%	14.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,347.60**
Adjusted To

Net Return **9.85%**

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

Annual Net Income **£3,501.60**
Adjusted To

Net Return **10.30%**

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 £109,995.



£109,995

2 bedroom terraced house for sale

[+ Add to report](#)

Highstonehall Road, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED

Marketed from 10 May 2024 to 14 Nov 2024 (188 days) by Aquila Management Services, Airdrie

2 bedrooms | Dining kitchen | Freshly painted throughout | GCH | DG | Enclosed rear garden



£105,000

2 bedroom terraced house for sale

[+ Add to report](#)

Tay Gardens, Hamilton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Mar 2024 to 23 Aug 2024 (151 days) by Momo Homes, Hamilton

Mid Terrace | Two Bathrooms | Beautifully Presented | Bright and Spacious | Front facing lounge ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom terraced house

+ Add to report

High Parks Crescent, Hamilton

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jun 2025 to 28 Jul 2025 (44 days) by Igloo, Hamilton

Lovely 2 bedroom home with great views from lounge | Recently renovated | Close to amenities and ...



£850 pcm

2 bedroom terraced house

+ Add to report

Highstonehall Road, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2024 to 6 Jan 2025 (82 days) by Residence Estate Agents, Hamilton

Immaculately presented accommodation throughout | Gas central heating and double glazing | Newly...

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.



www.letproperty.co.uk

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PROPERTY ID: 218220165

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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