

LET PROPERTY PACK

INVESTMENT INFORMATION

Bellside Road, Motherwell, ML1

220485212









Property Description

Our latest listing is in Bellside Road, Motherwell, ML1

Get instant cash flow of £400 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 9.2% 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...







Bellside Road, Motherwell, ML1



Property Key Features

2 Bedrooms

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £650

Lounge









Kitchen









Bedrooms



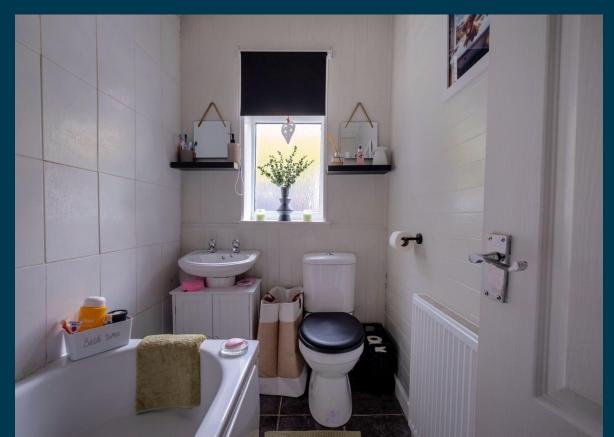






Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£21,250.00**

Stamp Duty ADS @ 8% **£6,800.00**

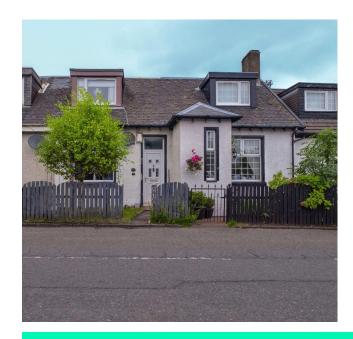
LBTT Charge £0

Legal Fees £1,000.00

Total Investment £29,050.00

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.

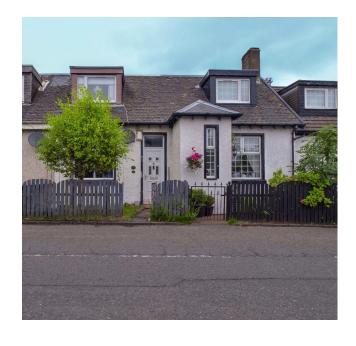
The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is



Returns Based on Rental Income	£400	£650
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£65.00
Total Monthly Costs	£320.63	£345.63
Monthly Net Income	£79.38	£304.38
Annual Net Income	£952.50	£3,652.50
Net Return	3.28%	12.57%

Return Stress Test Analysis Report





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

£2,352.50

Annual Net Income

- -

Adjusted To

Net Return

8.10%

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

Annual Net Income

£2,377.50

Adjusted To

Net Return

8.18%

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 £90,000.



2 bedroom flat for sale

+ Add to report

Aldersyde Terrace, Motherwell

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 May 2025 to 3 Oct 2025 (136 days) by Hemmings Homes, Lanarkshire



2 bedroom flat for sale

+ Add to report

Aldersyde Terrace, Motherwell, ML1

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2021 to 10 Sep 2021 (71 days) by YOUR MOVE First, Wishaw

£79,000

£89,995

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

+ Add to report

Biggar Road, Cleland, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2024 to 21 Oct 2024 (26 days) by Countrywide Residential Lettings, Hamilton



£550 pcm

2 bedroom flat

+ Add to report

Biggar Road, Cleland, Motherwell

NO LONGER ADVERTISED

Marketed from 20 Dec 2022 to 14 Feb 2023 (55 days) by Slater Hogg & Howison Lettings, Hamilton

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: 2 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.





Interested in this property investment?

Call us on **0141 478 0985**

Bellside Road, Motherwell, ML1



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.