

LET PROPERTY PACK

INVESTMENT INFORMATION

Elm Drive, Chapelhall, ML6

221726672

 www.letproperty.co.uk





Property Description

Our latest listing is in Elm Drive, Chapelhall, ML6

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Elm Drive, Chapelhall,
ML6

221726672



Property Key Features

2 Bedrooms

1 Bathroom

Open-Plan Lounge and Dining Space

Welcoming Interiors Throughout

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £778

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 778



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	£750	£778
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£77.80
Total Monthly Costs	£449.38	£452.18
Monthly Net Income	£300.63	£325.83
Annual Net Income	£3,607.50	£3,909.90
Net Return	9.26%	10.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,353.90**
Adjusted To

Net Return **6.04%**

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

Annual Net Income **£2,184.90**
Adjusted To

Net Return **5.61%**

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 £139,999.



£139,999

2 bedroom end of terrace house for sale



School Street, Chapelhall, Airdrie, ML6

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Feb 2025 to 7 May 2025 (90 days) by Abode Estate Agency, Airdrie



£118,000

2 bedroom end of terrace house for sale



7 Nisbet Street, Chapelhall ML6 8RJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 May 2025 to 3 Oct 2025 (147 days) by Colin Tomney Estate Agency Ltd, /

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom terraced house

+ Add to

Fairhaven Avenue, Airdrie, Lanarkshire, ML6

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2025 to 16 Oct 2025 (265 days) by Aquila Management Services, Airdrie



£950 pcm

2 bedroom end of terrace house

+ Add to

Bowhill Road, Chapelhall

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2025 to 9 Apr 2025 (48 days) by Amarco Estates, Coatbridge

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.



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Elm Drive, Chapelhall, ML6

PROPERTY ID: 221726672

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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