

LET PROPERTY PACK

INVESTMENT INFORMATION

McCourt Gardens, Bellshill,
ML4

221726661

 www.letproperty.co.uk





Property Description

Our latest listing is in McCourt Gardens, Bellshill, ML4

Get instant cash flow of **£675** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£827** which would provide the investor a Gross Yield of **9.9%** 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...



McCourt Gardens,
Bellshill, ML4

221726661



Property Key Features

2 Bedrooms

1 Bathroom

Expansive Lounge

Fully-Equipped Kitchen

Factor Fees: £50.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £827

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 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 £675 per calendar month but the potential market rent is

£ 827

Returns Based on Rental Income	£675	£827
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£67.50	£82.70
Total Monthly Costs	£445.00	£460.20
Monthly Net Income	£230.00	£366.80
Annual Net Income	£2,760.00	£4,401.60
Net Return	8.12%	12.95%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,747.60**
Adjusted To

Net Return **8.08%**

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

Annual Net Income **£2,901.60**
Adjusted To

Net Return **8.53%**

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 £170,000.



£170,000

1 bedroom flat for sale

+ Ad

Old Bothwell Road, Bothwell, G71 8AP

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 13 Jun 2025 to 28 Oct 2025 (137 days) by Shanta Residential, Glasgow



£150,000

1 bedroom flat for sale

+ Ad

Avon Court, Street, Motherwell, North Lanarkshire, ML1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 19 Apr 2024 to 7 Oct 2024 (170 days) by Nested, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

1 bedroom flat

+ A

Garturk Street, Coatbridge, ML5

NO LONGER ADVERTISED

Marketed from 6 Nov 2024 to 26 Nov 2024 (19 days) by OpenRent, London



£1,000 pcm

1 bedroom flat

+ A

Macdougall Quadrant, Bellshill, ML4

NO LONGER ADVERTISED

Marketed from 11 Dec 2024 to 11 Dec 2024 by One Stop Properties, Glasgow

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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PROPERTY ID: 221726661

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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