

LET PROPERTY PACK

INVESTMENT INFORMATION

Pipers Court, Shotts, ML7
4DS

178346586

 www.letproperty.co.uk





Property Description

Our latest listing is in Pipers Court, Shotts, ML7 4DS

Get instant cash flow of **£475** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

A property that has been kept in good condition and a family friendly neighbourhood location, this property is in the perfect position for an investor to reliably rent to families over the long term.

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



Pipers Court, Shotts, ML7
4DS

178346586



Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £475

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 750



Returns Based on Rental Income	£475	£750
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£47.50	£75.00
Total Monthly Costs	£406.25	£433.75
Monthly Net Income	£68.75	£316.25
Annual Net Income	£825.00	£3,795.00
Net Return	2.35%	10.81%

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 **£2,295.00**
Adjusted To

Net Return **6.54%**

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


Annual Net Income **£2,145.00**
Adjusted To


Net Return **6.11%**

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 £99,950.00.

 Floorplan



£99,950

2 bedroom flat for sale


14 Pipers Court, Shotts, North Lanarkshire ML7 4DS


+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

NOW £15,050 BELOW HOME REPORT VALUE Sneddon Morrison Estate Agents are delighted to offer th...

Marketed from 8 Aug 2014 to 11 Feb 2022 (2743 days) by Sneddon Morrison, Whitburn

 Floorplan



£74,000

2 bedroom flat for sale

Dee Street, Shotts

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

2 Double Bedrooms | Large Driveway | Generous Rooms | Spacious Kitchen | 3D Virtual Tour Available

SOLD PRICE HISTORY

4 Nov 2022	£83,000
------------	---------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695.00 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

Melford Avenue, Shotts, ML7

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1739938

Marketed from 19 Jun 2023 to 11 Jul 2023 (21 days) by OpenRent, London



£650 pcm

2 bedroom flat

Stane Grove, Shotts, ML7

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1645054

Marketed from 6 Mar 2023 to 4 Apr 2023 (29 days) by OpenRent, London

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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Payment history: **On time for length of tenancy**

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

Pipers Court, Shotts, ML7 4DS

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



LETPROPERTY