

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Airbles Street, Motherwell,  
ML1

218907518





## Property Description

Our latest listing is in Airbles Street, Motherwell, ML1

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **12.8%** 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...**



Airbles Street, Motherwell,  
ML1

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Modern Kitchen and Bathroom**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £850**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

# 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.



Returns Based on Rental Income	£850
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£350.00
Monthly Net Income	£500.00
Annual Net Income	£6,000.00
Net Return	21.90%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,300.00**  
Adjusted To

Net Return                      **15.69%**

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

Annual Net Income      **£4,800.00**  
Adjusted To

Net Return                      **17.52%**

# 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.



£90,000

## 2 bedroom flat for sale

+ Add to report

Windmill Court, Motherwell, North Lanarkshire, ML1

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2024 to 25 Mar 2024 (67 days) by Countrywide, Hamilton



£70,000

## 2 bedroom flat for sale

+ Add to report

Oakfield Road, Motherwell, ML1

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Mar 2021 to 27 May 2021 (66 days) by Purplebricks, covering Motherwell



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 3 bedroom terraced house

Watson Street, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2024 to 10 Oct 2024 (21 days) by Hemmings Homes, Lanarkshire

+ Add to report



£695 pcm

## 3 bedroom flat

Airbles Street, Motherwell

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 22 Jan 2025 (6 days) by Empire Property, Wishaw

+ Add to report

# 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



Airbles Street, Motherwell, ML1

PROPERTY ID: 218907518

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.



**LETPROPERTY**