

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shawburn Crescent,  
Hamilton, ML3 9DY

225939914

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Shawburn Crescent, Hamilton, ML3 9DY

Get instant cash flow of **£450** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£707** which would provide the investor a Gross Yield of **12.1%** 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...



Shawburn Crescent,  
Hamilton, ML3 9DY

225939914



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £60 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £707**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 707



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	£450	£707
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£70.70
<b>Total Monthly Costs</b>	<b>£338.75</b>	<b>£364.45</b>
<b>Monthly Net Income</b>	<b>£111.25</b>	<b>£342.55</b>
<b>Annual Net Income</b>	<b>£1,335.00</b>	<b>£4,110.60</b>
<b>Net Return</b>	<b>5.54%</b>	<b>17.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,696.60**  
Adjusted To

Net Return                      **11.19%**

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

Annual Net Income      **£3,060.60**  
Adjusted To

Net Return                      **12.70%**

# 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 £75,000.



£75,000

## 2 bedroom flat for sale

+ Add to report

Argyle Drive, Hamilton

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Feb 2026 by Momo & Kirkland, Hamilton



£75,000

## 2 bedroom flat for sale

+ Add to

Burnbank Gardens, Hamilton

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 13 Apr 2026 by Momo & Kirkland, Hamilton

# 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 apartment

+ Add to report

Roseberry Place, Burnbank, Hamilton

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 7 Jun 2024 (31 days) by Igloo, Hamilton

£620 b/w



## 3 bedroom flat

+ Add to report

Marketed from 18 Nov 2024 to 13 Dec 2024 (25 days) by Jewel Homes, Coatbridge

NO LONGER ADVERTISED

LET AGREED

Holyrood Street, Hamilton, South Lanarkshire, ML3

# 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 Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 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](http://www.letproperty.co.uk)

Shawburn Crescent, Hamilton, ML3 9DY

PROPERTY ID: 225939914

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**