LET PROPERTY PACK

INVESTMENT INFORMATION

Muirfoot Road, Lanark,
ML11

226292896

www.letproperty.co.uk





Property Description

Our latest listing is in Muirfoot Road, Lanark, ML11

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **11.3%** 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...



Muirfoot Road, Lanark, ML11

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Property Key Features

- 2 bedroom
- 1 bathroom
- Spacious Rooms
- Easy access to local amenities
- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Market Rent: £750

Lounge







Kitchen







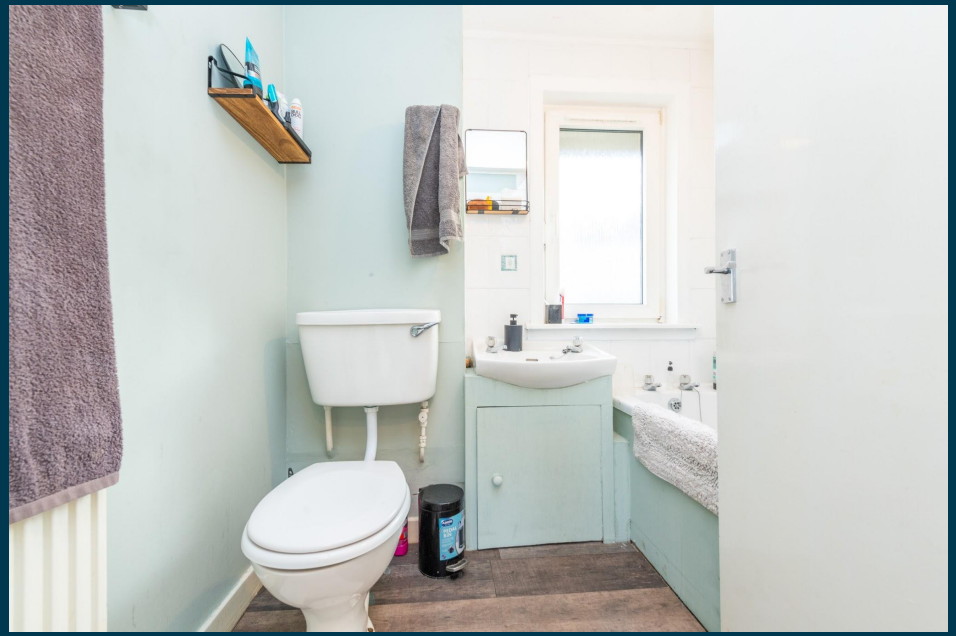
Bedrooms







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**
ADS @ 8%	**£6,400.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£27,400.00**

Projected Investment Return



Returns Based on Rental Income	£750
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	£75.00
Total Monthly Costs	£340.00
Monthly Net Income	£410.00
Annual Net Income	£4,920.00
Net Return	17.96%

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 Adjusted To	**£3,420.00**
Net Return	**12.48%**

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

Annual Net Income Adjusted To	**£3,720.00**
Net Return	**13.58%**

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 terraced house for sale

+ Add to report

Douglasdale Street, Rigside

NO LONGER ADVERTISED SOLD STC

Marketed from 26 May 2026 to 4 Aug 2026 (70 days) by Bridges Properties, Livingston



£75,000

2 bedroom terraced house for sale

+ Add to report

Douglasdale Street, Rigside

NO LONGER ADVERTISED SOLD STC

Marketed from 30 Aug 2024 to 3 Mar 2025 (184 days) by Bridges Properties, Livingston

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

+ Add to report

The Longhouse, Formerly Bankhead Farm, Braxfield Road, Lanark

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Nov 2024 to 12 Dec 2024 (23 days) by Igloo, Hamilton



£695 pcm

2 bedroom semi-detached house

+ Add to report

Newmains Home Farm, Douglas, ML11

NO LONGER ADVERTISED

Marketed from 4 Jun 2026 to 29 Jun 2026 (24 days) by Remax Clydesdale, Lanark

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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.



Muirfoot Road, Lanark, ML11

PROPERTY ID: 226292896

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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