

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Quarry Street, Motherwell,  
ML1

226922111

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





## Property Description

Our latest listing is in Quarry Street, Motherwell, ML1

Get instant cash flow of **£500** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£756** which would provide the investor a Gross Yield of **15.1%** 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...**



Quarry Street, Motherwell,  
ML1

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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**

**Current Rent: £500**

**Market Rent: £756**

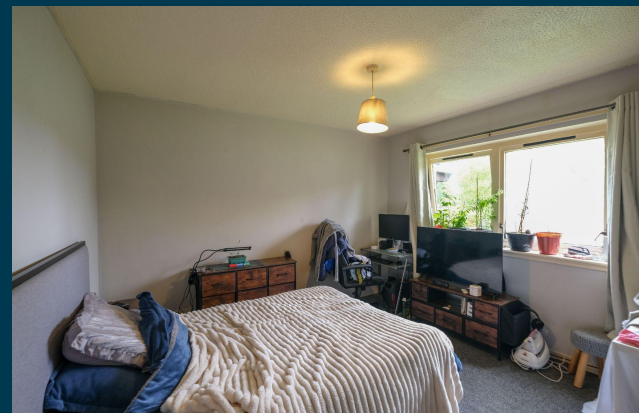
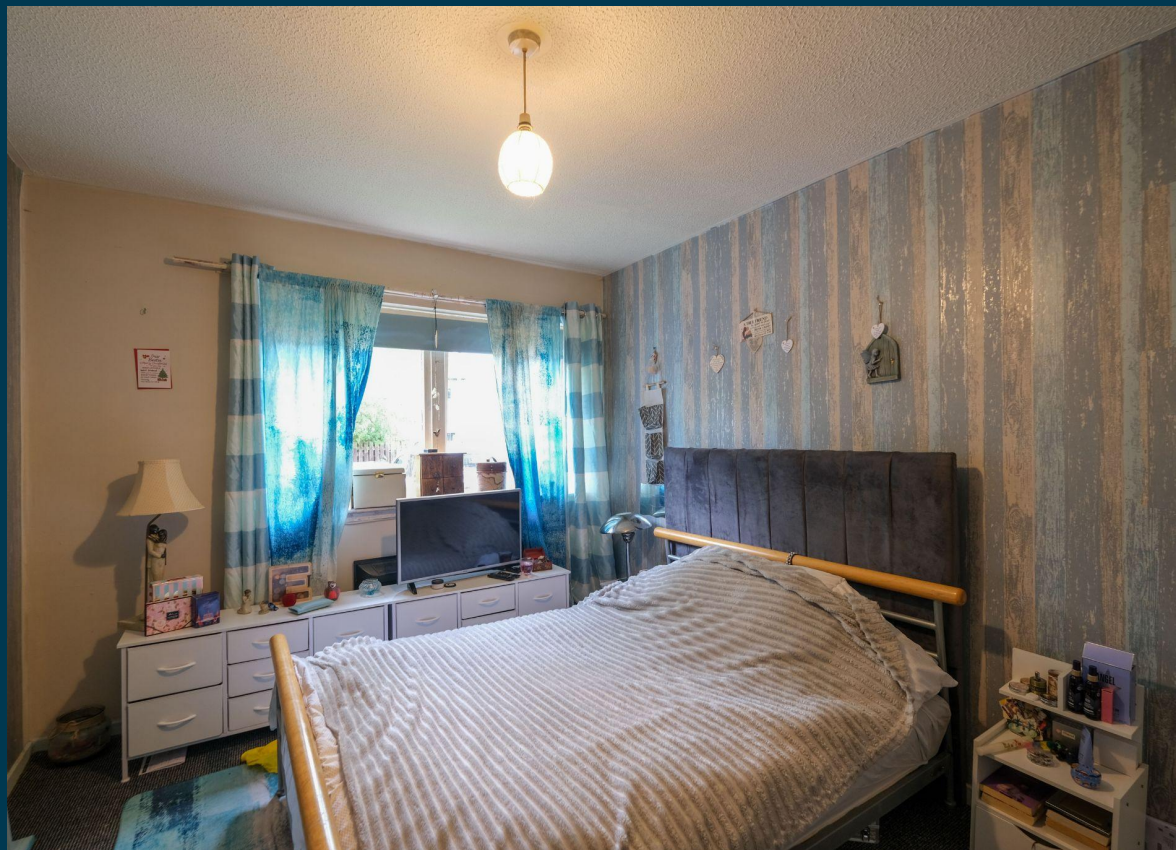
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £60,000.

## PROPERTY VALUATION

£ 60,000

ADS @ 8%	£4,800
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£65,800</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 756

Returns Based on Rental Income	£500	£756
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£75.60
<b>Total Monthly Costs</b>	<b>£65.00</b>	<b>£90.60</b>
<b>Monthly Net Income</b>	<b>£435.00</b>	<b>£665.40</b>
<b>Annual Net Income</b>	<b>£5,220.00</b>	<b>£7,984.80</b>
<b>Net Return</b>	<b>7.93%</b>	<b>12.13%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,473**  
Adjusted To

Net Return                      **9.84%**

# 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 £78,000.



£78,000

## 2 bedroom flat for sale

Clydesdale Street, Motherwell, ML1

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jan 2020 to 23 Jun 2020 (164 days) by Purplebricks, covering Scotland

+ Add to report



£65,000

## 2 bedroom flat for sale

Stevenston Court, New Stevenston, Motherwell

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Feb 2024 to 23 Apr 2024 (68 days) by Residence Estate Agents, Hamilton

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 2 bedroom flat

Woodside Street, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2026 to 1 Apr 2026 (47 days) by Hemmings Homes, Lanarkshire

+ Add to report



£750 pcm

## 2 bedroom flat

Stevenston Street, Holytown

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2025 to 11 Jul 2025 (57 days) by AVJ Homes, Glasgow

+ Add to report

# Current Tenant Profile




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: **2 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.



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

Quarry Street, Motherwell, ML1

PROPERTY ID: 226922111

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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