

LET PROPERTY PACK

INVESTMENT INFORMATION

Townhill Road, Hamilton,
ML3

224562717

 www.letproperty.co.uk





Property Description

Our latest listing is in Townhill Road, Hamilton, ML3

Get instant cash flow of **£525** per calendar month with a **12.6%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **16.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Townhill Road, Hamilton,
ML3

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £673

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8%	£4,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 673

Returns Based on Rental Income	£525	£673
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.50	£67.30
Total Monthly Costs	£67.50	£82.30
Monthly Net Income	£457.50	£590.70
Annual Net Income	£5,490.00	£7,088.40
Net Return	9.98%	12.89%

Our industry leading letting agency **Let Property Management** 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 **£5,742**
Adjusted To

Net Return **10.44%**



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 £58,000.



£58,000

2 bedroom flat for sale

+ Add to report

Fleming Way, HAMILTON

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Apr 2022 to 28 Jun 2022 (59 days) by Quicksale Property Auctions Ltd, Glasgow



£57,500

2 bedroom flat for sale

+ Add to rep

25 Birnam Place, Hamilton, ML3 9PU

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 12 Nov 2025 (653 days) by We Auction Property, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

+ Add to report

Brankholm Brae, Hamilton, Glasgow, ML3

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 17 Oct 2024 (47 days) by Property Angels International, Bothwell



£650 pcm

2 bedroom flat

+ Add to report

Townhill Road, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 26 Jan 2026 to 17 Feb 2026 (21 days) by Rent Locally, Hamilton

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **3 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.



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Townhill Road, Hamilton, ML3

PROPERTY ID: 12345678

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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