

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawthorn Drive
Coatbridge ML5

226574764

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawthorn Drive
Coatbridge ML5

Get instant cash flow of **£300** per calendar
month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£500**
which would provide the investor a Gross Yield
of **20.0%** if the rent was increased to market
rate.

**Ideally situated with convenient access to
local amenities and transport links, this
well-presented property offers a practical
and appealing opportunity for buyers and
investors alike. Maintained to a good
standard throughout, it provides
comfortable living accommodation and
strong potential for long-term value.**

Don't miss out on this fantastic investment
opportunity...



Hawthorn Drive
Coatbridge ML5

226574764



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £411 PM

Market Rent: £500 PM

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 30,000

ADS @ 8%	£0
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£31,000

Projected Investment Return



The monthly rent of this property is currently set at £411 per calendar month but the potential market rent is

£ 500



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



Returns Based on Rental Income	£300	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£30.00	£50.00
Total Monthly Costs	£45.00	£65.00
Monthly Net Income	£255.00	£435.00
Annual Net Income	£3,060.00	£5,220.00
Net Return	13.74%	16.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **13.61%**

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 £77,000.



£77,000

2 bedroom house for sale

+ Add to

Oak Place, Coatbridge

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Aug 2025 to 11 Nov 2025 (91 days) by Amarco Estates, Covering Lanarkshire



£55,000

2 bedroom flat for sale

+ Add to

Southfield Crescent, Coatbridge, ML5

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 May 2025 to 11 Aug 2025 (87 days) by eXp UK, Scotland

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 ground floor flat

+ Add to

Beechwood Drive, Coatbridge, Lanarkshire, ML5

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Sep 2025 to 2 Dec 2025 (77 days) by Limegreen Estate Agents, Prestwick



£550 pcm

2 bedroom flat

+ Add to

Hawthorn Drive, Coatbridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Nov 2025 to 18 Nov 2025 (13 days) by 24.7 Property (Scotland) Ltd, Glasgow

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: **7 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

Hawthorn Drive Coatbridge ML5

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.



LETPROPERTY