

LET PROPERTY PACK

INVESTMENT INFORMATION

Crossgates, Larkhall, ML9

214328149

 www.letproperty.co.uk





Property Description

Our latest listing is in Crossgates, Larkhall, ML9

This property has a potential to rent for **£603** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Crossgates, Larkhall, ML9

214328149



Property Key Features

1 Bedroom

1 Bathroom

Well-Equipped Kitchen

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £603

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 55,000

Stamp Duty ADS @ 8%	£4,400
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£60,400

Projected Investment Return



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



Returns Based on Rental Income	£603
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£60.30
Total Monthly Costs	£75.30
Monthly Net Income	£527.70
Annual Net Income	£6,332.40
Net Return	10.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,126**
Adjusted To

Net Return **8.49%**



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 £67,000.

 £67,000	<p>1 bedroom flat for sale</p> <p>Montgomery Street, Larkhall</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 5 Sep 2022 to 8 Dec 2022 (93 days) by Momo Homes, Wishaw</p> <p>+ Add to report</p>
 £60,000	<p>1 bedroom flat for sale</p> <p>Wellgate Street, Larkhall</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 14 Jun 2023 to 18 Aug 2023 (64 days) by Yopa, Scotland & The North</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

1 bedroom bungalow

+ Add to report

Muir Street, Larkhall, ML9

NO LONGER ADVERTISED

Marketed from 1 Nov 2023 to 28 Nov 2023 (26 days) by Century 21, Cambuslang



£595 pcm

1 bedroom flat

+ Add to report

Machanhill, Larkhall, Lanarkshire, ML9

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 29 Oct 2024 (28 days) by Residence Estate Agents, Hamilton



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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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