

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hamilton Street, Larkhall,  
ML9

225999616

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





## Property Description

Our latest listing is in Hamilton Street, Larkhall, ML9

Get instant cash flow of **£350** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£630** which would provide the investor a Gross Yield of **12.6%** 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...



Hamilton Street, Larkhall,  
ML9

225999616



## Property Key Features

**1 bedroom**

**1 bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £350 PM**

**Market Rent: £630 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## 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



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 630



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



Returns Based on Rental Income	£350	£630
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£35.00	£63.00
<b>Total Monthly Costs</b>	<b>£50.00</b>	<b>£78.00</b>
<b>Monthly Net Income</b>	<b>£300.00</b>	<b>£552.00</b>
<b>Annual Net Income</b>	<b>£3,600.00</b>	<b>£6,624.00</b>
<b>Net Return</b>	<b>5.47%</b>	<b>10.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,364**  
Adjusted To

Net Return                      **8.15%**



# 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 £66,000.



£66,000

## 2 bedroom flat for sale

+ Add to report

London Street, Larkhall

NO LONGER ADVERTISED UNDER OFFER

Marketed from 3 Oct 2022 to 29 Mar 2023 (176 days) by Momo & Kirkland, Wishaw



£60,000

## 2 bedroom apartment for sale

+ Add to report

Victoria Street, Larkhall, Larkhall

NO LONGER ADVERTISED

Marketed from 24 Dec 2021 to 7 Feb 2022 (44 days) by Keller Williams Scotland, Scotland

Property Type Apartment | Gas is currently supplied to the property | The property has a Communa...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 1 bedroom flat

+ Add to rep

Victoria Street, Larkhall, South Lanarkshire, ML9

NO LONGER ADVERTISED

Marketed from 27 Jul 2025 to 30 Jul 2025 (2 days) by The Stirling Property Shop, Stirling



£625 pcm

## 1 bedroom flat

+ Add to report

Wellgate Street, Larkhall, ML9

NO LONGER ADVERTISED






LET AGREED

Marketed from 2 Sep 2025 to 19 Sep 2025 (17 days) by Countrywide Residential Lettings, Hamilton

# 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **8 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.



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

Hamilton Street, Larkhall, ML9

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**