

LET PROPERTY PACK

INVESTMENT INFORMATION

Chapelside Avenue, Airdrie,
ML6 6PS

227556676

 www.letproperty.co.uk





Property Description

Our latest listing is in Chapelside Avenue, Airdrie, ML6 6PS

Get instant cash flow of **£484** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **7.7%** 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...



Chapelside Avenue,
Airdrie, ML6 6PS

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £484

Market Rent: £770

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £484 per calendar month but the potential market rent is

£ 770



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£484	£770
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£48.40	£77.00
Total Monthly Costs	£438.40	£467.00
Monthly Net Income	£45.60	£303.00
Annual Net Income	£547.20	£3,636.00
Net Return	1.35%	8.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,096.00**
Adjusted To

Net Return **5.16%**

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£1,836.00**
Adjusted To

Net Return **4.52%**

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 £135,000.



£135,000

2 bedroom terraced house for sale

+ Add to report

Chapelside Avenue, Airdrie, ML6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Apr 2026 by Purplebricks, covering Motherwell



£120,000

2 bedroom terraced house for sale

+ Add to report

Chapelside Avenue, Airdrie, ML6

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Feb 2024 to 30 Jul 2024 (152 days) by Yopa, Scotland & The North

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 house

Chapelside Avenue, Airdrie, ML6

NO LONGER ADVERTISED

Marketed from 5 Dec 2025 to 16 Dec 2025 (10 days) by Let It, Glasgow

+ Add to report



£760 pcm

2 bedroom terraced house

Hunter Street, Airdrie, ML6

NO LONGER ADVERTISED

Marketed from 2 Jun 2024 to 12 Jun 2024 (10 days) by OpenRent, London

+ Add to report

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: **Moved in within the last 2 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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PROPERTY ID: 227556676

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