

LET PROPERTY PACK

INVESTMENT INFORMATION

Earnock Street Hamilton,
ML3 9DZ

226216893

 www.letproperty.co.uk





Property Description

Our latest listing is in Earnock Street Hamilton, ML3 9DZ

This property has a potential to rent for **£729** which would provide the investor a Gross Yield of **17.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Earnock Street Hamilton,
ML3 9DZ

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £1 PM

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £729

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 50,000

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

Projected Investment Return



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



Returns Based on Rental Income	£729
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	Freehold
Letting Fees	£72.90
Total Monthly Costs	£88.90
Monthly Net Income	£640.10
Annual Net Income	£7,681.20
Net Return	13.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,223**
Adjusted To

Net Return **11.31%**

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 £55,000.



£55,000

2 bedroom flat for sale

+ Add to report

Earnock Street Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 2 Oct 2023 to 15 Mar 2024 (165 days) by Let Property Sales & Management, Glasgow



£55,000

2 bedroom apartment for sale

+ Add to report

Earnock Street, Hamilton

NO LONGER ADVERTISED

Marketed from 8 Jan 2025 to 9 May 2025 (120 days) by Igloo, Hamilton

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

2 bedroom flat

+ Add to report

75 George Court, Hamilton, ML3 0NZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Mar 2025 to 23 Jun 2025 (87 days) by Property Bureau, Airdrie



£695 pcm

2 bedroom flat

+ Add to report

Pitcairn Terrace, Hamilton, South Lanarkshire, ML3

NO LONGER ADVERTISED


LET AGREED

Marketed from 18 Oct 2024 to 13 Dec 2024 (55 days) by YOUR MOVE, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

Earnock Street Hamilton, ML3 9DZ

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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