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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Orchard Brae Hamilton, ML3 6JD

186835496

🌐 www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Orchard Brae Hamilton, ML3 6JD

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 5.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

#### **LETPR®PERTY**





#### Orchard Brae Hamilton, ML3 6JD

186835496

2 Bedroom 2 Bathroom Great Condition Bathroom & Ensuite

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**Property Key Features** 

# Lounge





## **Kitchen**





## Bedrooms





## Bathroom









## Exterior



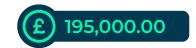






Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£48,750.00
Stamp Duty ADS @ 6%	£11,700.00
Legal Fees	£1,000.00
Total Investment	£61,450.00





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	£950
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£50.00
Letting Fees	£95.00
Total Monthly Costs	£769.38
Monthly Net Income	£180.63
Annual Net Income	£2,167.50
Net Return	<b>3.53%</b>

### Return Stress Test Analysis Report





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

Annual Net Income **£267.50** Adjusted To

Net Return 0.44%

#### If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income -£757.50 Adjusted To

Net Return -1.23%

# LETPROPERT

# 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 £191,000.00.



£185,000

#### 2 bedroom flat for sale

Orchard Brae, Hamilton

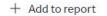
NO LONGER ADVERTISED SOLD STC

#### Key features

Fabulous Top Floor Apartment | Stunning Views | Sizeable Lounge | Fitted Kitchen | Two Bedrooms & Master En-Suite | Family Bathroom | Communal ...

Marketed from 11 Jul 2022 to 16 Nov 2022 (127 days) by Residence Estate Agents, Hamilton

- Great condition
- Bathroom and ensuite
- Offers over £185,000
- Sold for £191,000 in 2022



### Sale Comparables Report | Page 2



+ Add to 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 £191,000.00.



£170,000

2 bedroom apartment for sale
Orchard Brae, Hamilton
NO LONGER ADVERTISED UNDER OFFER
Key features
High Ceilings | Landscaped Gardens | Secure Entry System | Top Floor Flat | Two Bedrooms | Lift
Marketed from 16 Nov 2020 to 23 Apr 2021 (157 days) by Momo Homes, Hamilton

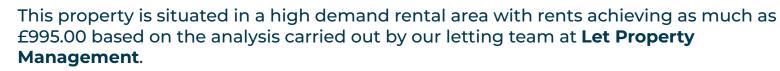
Sold price history

12 Mar 2021

£178,500

- Good condition
- Bathroom and ensuite
- Offers over £170,000
- Sold for £178,500 in 2021

### **Rent Comparables Report**





£995 pcm

#### 2 bedroom flat

Orchard Brae, Hamilton, Lanarkshire, ML3

NO LONGER ADVERTISED LET AGREED

#### Key features

Upgraded accommodation and neutral decor throughout | Quality fittings and fixtures thoughout | Gas central heating and double glazing | Small ...

Marketed from 13 Oct 2022 to 8 Nov 2022 (25 days) by Residence Estate Agents, Hamilton



#### £950 pcm

#### 2 bedroom house

Auchingramont Road, Hamilton

NO LONGER ADVERTISED LET AGREED

#### Key features

Available Now | Ground Floor Apartment | Two Double Bedrooms | Open Plan Living | Allocated Parking for 1 Car | Highly Sought Location | ...

Marketed from 8 Sep 2022 to 26 Sep 2022 (18 days) by Slater Hogg & Howison Lettings, Hamilton



+ Add to report



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: N/A



Standard Short Assured Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: 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

#### Orchard Brae Hamilton, ML3 6JD

#### PROPERTY ID: 12345678

# Interested in this property investment?

# Make an offer or **book a viewing**

# 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.

