

LET PROPERTY PACK

INVESTMENT INFORMATION

Bannatyne St, Lanark ML11
7JR

191629471

 www.letproperty.co.uk





Property Description

Our latest listing is in Bannatyne St, Lanark ML11 7JR

Get instant cash flow of **£600.00** per calendar month with a **8%** Gross Yield for investors.

With a Lanark town centre location and a reasonable rental return, this space is in a perfect position for letting to a business.

The property is in good condition and would be perfect for small sized business looking to expand their operation.

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



Bannatyne St, Lanark
ML11 7JR

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Property Key Features

Private Office Space

1 Bathroom & Washing Room

Large Main Area

Lanark Town Center Location

Factor Fees: £0.00

Current Rent: £600

Lobby



Kitchen



Private Office Space



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



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	£600
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£60.00
Total Monthly Costs	£356.25
Monthly Net Income	£243.75
Annual Net Income	£2,925.00
Net Return	10.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,725.00**
Adjusted To

Net Return **5.97%**

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

Annual Net Income **£1,575.00**
Adjusted To

Net Return **5.45%**

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 Short Assured Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **0-2 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: 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.



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