

LET PROPERTY PACK

INVESTMENT INFORMATION

Jerviston Ct, Motherwell,
ML1

207681887

 www.letproperty.co.uk





Property Description

Our latest listing is in Jerviston Ct, Motherwell, ML1

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **17.1%** 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...



Jerviston Ct, Motherwell,
ML1

207681887



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 35,000

| | |
|-------------------------|----------------|
| Stamp Duty ADS @ 6% | £2,100 |
| LBTT Charge | £0 |
| Legal Fees | £1,000 |
| Total Investment | £38,100 |

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 | £500 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £30.00 |
| Ground Rent | £0.00 |
| Letting Fees | £50.00 |
| Total Monthly Costs | £95.00 |
| Monthly Net Income | £405.00 |
| Annual Net Income | £4,860.00 |
| Net Return | 12.76% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,860**
Adjusted To

Net Return **10.13%**



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 £39,000.



£39,500



Floorplan

1 bedroom apartment for sale

Dornoch Road, Holytown

+ Add to report

NO LONGER ADVERTISED

Excellent first time buy, buy to let, or would suit those wishing to downsize | First Floor flat ...

SOLD PRICE HISTORY

19 Dec 2022

£39,999

Marketed from 16 Sep 2022 to 22 Dec 2022 (96 days) by Move On, Motherwell



£35,000



Floorplan

1 bedroom apartment for sale

Jerviston Street, New Stevenston

+ Add to report

NO LONGER ADVERTISED

First floor flat | Own main door entry accessed via external stairs to rear of building | Neutral...

SOLD PRICE HISTORY

2 Mar 2022

£39,999

Marketed from 18 Jan 2022 to 16 May 2022 (118 days) by Move On, Motherwell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom apartment

Cowie Place, Motherwell, Lanarkshire, ML2

+ Add to report

NO LONGER ADVERTISED LET AGREED

Unique Property | 1 Bedroom | 3 Levels | Spacious Property on Offer

SOLD PRICE HISTORY

| | |
|-------------|---------|
| 8 Oct 2020 | £85,000 |
| 10 Jul 2015 | £90,000 |

Marketed from 31 Jan 2022 to 9 Aug 2023 (555 days) by Independent Mortgage and Property Services, Airdrie



£550 pcm



Floorplan

1 bedroom apartment

Greenside Street, Motherwell, North Lanarkshire, ML1 5TQ

+ Add to report

NO LONGER ADVERTISED LET AGREED

1 Bedroom | Electric Heating | Double Glazing | Side Garden | On street parking | Quiet cul-de-sa...

SOLD PRICE HISTORY






| | |
|-------------|---------|
| 6 May 2021 | £60,150 |
| 24 Feb 2004 | £27,000 |

Marketed from 21 Feb 2024 to 27 Mar 2024 (34 days) by Clyde Property, Bothwell

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: **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.



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Jerviston Ct, Motherwell, ML1

PROPERTY ID: 207681887

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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