

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Jerviston Ct, Motherwell, ML1

207681887











#### **Property Description**

Our latest listing is in Jerviston Ct, Motherwell, MLI

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



## Property Key Features

1 Bedroom

1 Bathroom

**Spacious Lounge** 

Modern Kitchen

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Market Rent: £500

207681887

## Lounge









### Kitchen









#### **Bedrooms**









#### **Exterior**









#### **Initial Outlay**





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

#### **PROPERTY VALUATION**



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.

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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

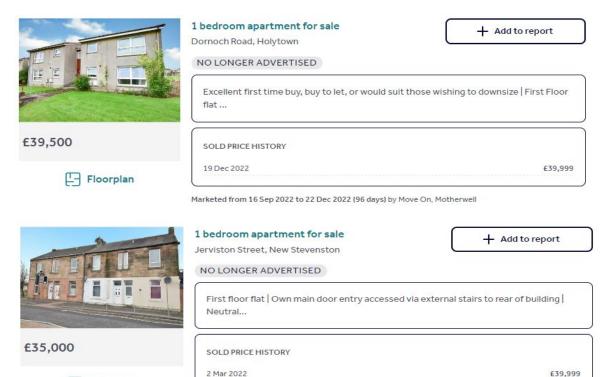
Net Return 10.13%

#### Sale Comparables Report

Floorplan



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.

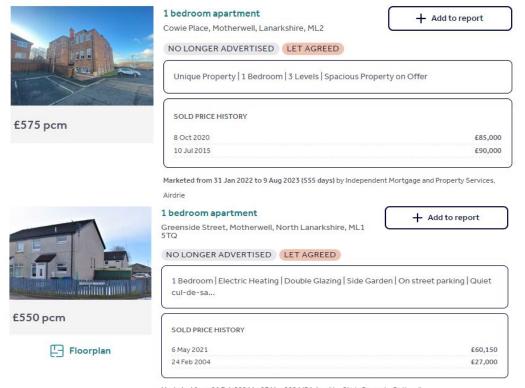


Marketed from 18 Jan 2022 to 16 May 2022 (118 days) by Move On, Motherwell

#### **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**.



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.





# Interested in this property investment?

Call us on **0141 478 0985** 

www.letproperty.co.uk

Jerviston Ct, Motherwell, ML1

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.

