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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

St. Ninians Place, Stonehouse, Larkhall, ML9 3ES

209506762

🌐 www.letproperty.co.uk 🤇

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## **Property** Description

Our latest listing is in St. Ninians Place, Stonehouse, Larkhall, ML9 3ES

Get instant cash flow of £395 per calendar month with a 8.2% Gross Yield for investors.

This property has a potential to rent for **£584** which would provide the investor a Gross Yield of **12.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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







St. Ninians Place, Stonehouse, Larkhall, ML9 3ES

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1 Bedroom 1 Bathroom Spacious Room Lounge and Kitchen

**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £395 Market Rent: £584













### Bedrooms





#### Bathroom











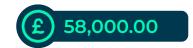
## **Initial** Outlay





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£14,500.00
Stamp Duty ADS @ 6%	£3,480.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£18,980.00

### **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. The monthly rent of this property is currently set at £395 per calendar month but the potential market rent is



Returns Based on Rental Income	£395	£584
Mortgage Payments on £43,500.00 @ 5%	£181	.25
Est. Building Cover (Insurance)	£15.	00
Approx. Factor Fees	тв	с
Ground Rent	Freeł	nold
Letting Fees	£39.50	£58.40
Total Monthly Costs	£235.75	£254.65
Monthly Net Income	£159.25	£329.35
Annual Net Income	£1,911.00	<mark>£3,952.2</mark> 0
Net Return	10.07%	<mark>20.82%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income **£2,784.20** Adjusted To

Net Return 14.67%

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

Annual Net Income **£3,082.20** Adjusted To

Net Return

16.24%

#### 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 £58,000.

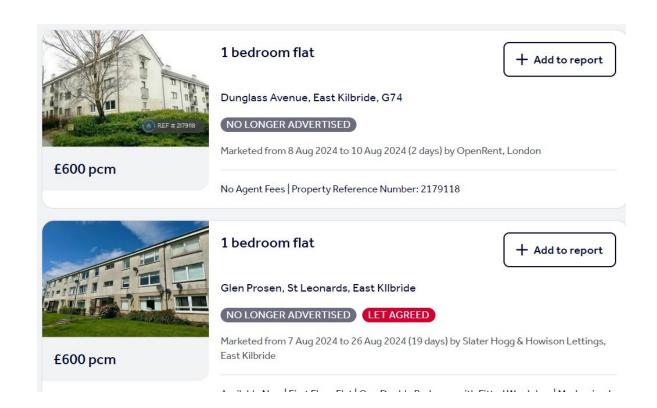
	1 bedroom flat for sale	+ Add to report
TIRI	Rannoch Street, Cathcart, Glasgow, G44	
£58,000	Marketed from 17 Jul 2024 by ritehome, Glasgow	
238,000	In need of sympathetic modernisation this Groun buyers and	d Floor Flat will appeal to first time
	년 Floor plan:	View
	1 bedroom flat for sale	+ Add to report
	Semphill Gardens, Calderwood, East Kilbrid	e, G74
	NO LONGER ADVERTISED UNDER OFFER	
£58,000	Marketed from 8 May 2024 to 22 Aug 2024 (105 da Estate Agents, East Kilbride	ays) by Buchanan Burton Solicitors and
	Popular Calderwood address   Ideal first time buy Double glazing	or downsize   Gas central heating



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



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 Tenancy Agreement In Place: **Yes** 





Fully compliant tenancy: Yes

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





St. Ninians Place, Stonehouse, Larkhall, ML9 3ES

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.

