

# LET PROPERTY PACK

## INVESTMENT INFORMATION

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

209506762

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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,  
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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Room**

**Lounge and Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £395**

**Market Rent: £584**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





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

£ 58,000.00

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



# Projected Investment Return



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

£ 584

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	TBC	
Ground Rent	Freehold	
Letting Fees	£39.50	£58.40
<b>Total Monthly Costs</b>	<b>£235.75</b>	<b>£254.65</b>
<b>Monthly Net Income</b>	<b>£159.25</b>	<b>£329.35</b>
<b>Annual Net Income</b>	<b>£1,911.00</b>	<b>£3,952.20</b>
<b>Net Return</b>	<b>10.07%</b>	<b>20.82%</b>

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.





# 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.

	<h3>1 bedroom flat for sale</h3> <p>Rannoch Street, Cathcart, Glasgow, G44</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 17 Jul 2024 by ritehome, Glasgow</p> <p>In need of sympathetic modernisation this Ground Floor Flat will appeal to first time buyers and ...</p> <p> Floor plan: <a href="#">View</a></p>	<p>+ Add to report</p>
	<h3>1 bedroom flat for sale</h3> <p>Semphill Gardens, Calderwood, East Kilbride, G74</p> <p><b>NO LONGER ADVERTISED</b> <b>UNDER OFFER</b></p> <p>Marketed from 8 May 2024 to 22 Aug 2024 (105 days) by Buchanan Burton Solicitors and Estate Agents, East Kilbride</p> <p>Popular Calderwood address   Ideal first time buy or downsize   Gas central heating   Double glazing</p>	<p>+ Add to report</p>

# 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**.



1 bedroom flat

Dunglass Avenue, East Kilbride, G74

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 10 Aug 2024 (2 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2179118

+ Add to report

£600 pcm

REF # 2179118



1 bedroom flat

Glen Prosen, St Leonards, East Kilbride

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Aug 2024 to 26 Aug 2024 (19 days) by Slater Hogg & Howison Lettings, East Kilbride

+ Add to report






£600 pcm



# 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 Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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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.



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