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LET PROPERTY PACK

INVESTMENT INFORMATION

Woodside Walk, Hamilton, ML3 7HY

209726481

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Woodside Walk, Hamilton, ML3 7HY

Get instant cash flow of £406 per calendar month with a 7.5% Gross Yield for investors.

This property has a potential to rent for **£614** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

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

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

LETPR®PERTY





Woodside Walk, Hamilton, ML3 7HY

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1 Bedroom 1 Bathroom Spacious Room Lounge and Kitchen

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Property Key Features

Factor Fees: £14.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £406 Market Rent: £614















Bedrooms





Bathroom





Exterior





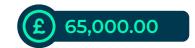
Initial Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return

The monthly rent of this property is currently set at £406 per calendar month but the potential market rent is \bigcirc





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	£406	£614
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£14.00	
Ground Rent	Freehold	
Letting Fees	£40.60	£61.40
Total Monthly Costs	£272.73	£293.53
Monthly Net Income	£133.28	£320.48
Annual Net Income	<mark>£1,599.30</mark>	£3,845.70
Net Return	<mark>7.56%</mark>	<mark>18.18%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£2,617.70** Adjusted To

Net Return 12.38%

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

13.57%

Annual Net Income **£2,870.70** Adjusted To

Net Return

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 £130,000.

ε130,000	1 bedroom apartment for sale Lauder Court, Staneacre Park, Hamilton, ML3 7FY NOLONGER ADVERTISED SOLD STC Marketed from 16 Oct 2023 to 22 Jan 2024 (98 days) by McCarth Bournemouth Large configuration one bedroom corner apartment - Retirement (Mon Fri Floor plan:	
£130,000	1 bedroom flat for sale Saffronhall Gardens, Hamilton NOLONGER ADVERTISED UNDER OFFER Marketed from 28 Apr 2023 to 28 Apr 2023 by Upload Abode, La Two Bedrooms Ground Floor Sleek Grey Shower Suite Stunn Open Plan Lou	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat	+ Add to report	
	Park Road, Hamilton, ML3		
	NO LONGER ADVERTISED Marketed from 23 Jul 2024 to 25 Jul 2024 (2 days) by OpenRent, London		
£700 pcm	No Agent Fees Property Reference Number: 2163483		
	Floor plan:	View	
	1 bedroom flat	+ Add to report	
	Back O Barns, Hamilton		
£700 pcm	NO LONGER ADVERTISED LET AGREE Marketed from 24 Oct 2023 to 3 Nov 2023 (10 Hamilton		
	AVAILABLE NOW Spacious upper apartment Located in Hamilton Town centre Permitted parkin		
	Sold price history:	View	

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





Woodside Walk, Hamilton, ML3 7HY

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.

