

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...



Woodside Walk,
Hamilton, ML3 7HY

209726481



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Lounge and Kitchen

Factor Fees: £14.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £406

Market Rent: £614

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 65,000.00

| | |
|-------------------------|-------------------|
| 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

£ 614



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 | £1,599.30 | £3,845.70 |
| Net Return | 7.56% | 18.18% |

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%)


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

Net Return **13.57%**

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.




1 bedroom apartment for sale [+ Add to report](#)


Lauder Court, Staneacre Park, Hamilton, ML3 7FY

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Oct 2023 to 22 Jan 2024 (98 days) by McCarthy & Stone Resales, Bournemouth

Large configuration one bedroom corner apartment - Retirement Living | House Manager (Mon. - Fri....

 Floor plan: [View](#)



1 bedroom flat for sale [+ Add to report](#)

Saffronhall Gardens, Hamilton

NO LONGER ADVERTISED **UNDER OFFER**


Marketed from 28 Apr 2023 to 28 Apr 2023 by Upload Abode, Lanarkshire and Glasgow

Two Bedrooms | Ground Floor | Sleek Grey Shower Suite | Stunning Decor Throughout | 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

No Agent Fees | Property Reference Number: 2163483

 Floor plan: [View](#)




1 bedroom flat [+ Add to report](#)

Back O Barns, Hamilton

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Oct 2023 to 3 Nov 2023 (10 days) by Countrywide Residential Lettings, Hamilton

****AVAILABLE NOW**** | Spacious upper apartment | Located in Hamilton Town centre | Permitted parkin...

 Sold price history: [View](#)

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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.



LETPROPERTY