

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilson Street, Hamilton,
ML3

202962632

 www.letproperty.co.uk





Property Description

Our latest listing is in Wilson Street, Hamilton, ML3

Get instant cash flow of **£650** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£699** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Wilson Street, Hamilton,
ML3

202962632



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £650

Market Rent: £699

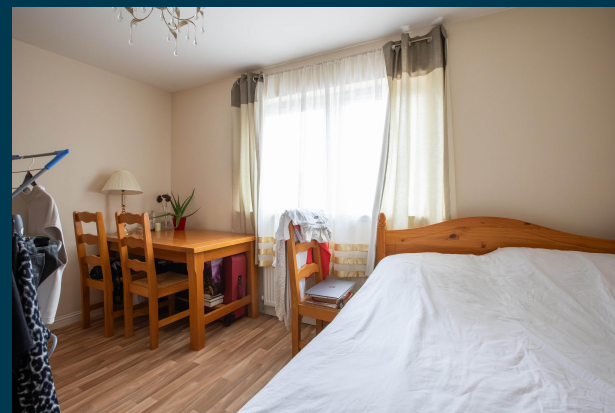
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 72,000.00

25% Deposit	£18,000.00
Stamp Duty ADS @ 6%	£4,320.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,320.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 699

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	£650	£699
Mortgage Payments on £54,000.00 @ 5%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£69.90
Total Monthly Costs	£305.00	£309.90
Monthly Net Income	£345.00	£389.10
Annual Net Income	£4,140.00	£4,669.20
Net Return	17.75%	20.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,271.20**
Adjusted To

Net Return **14.03%**

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

Annual Net Income **£3,589.20**
Adjusted To

Net Return **15.39%**

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 £69,995.



£69,995

3 bedroom flat for sale

Wilson Street, Hamilton

+ Add to report

NO LONGER ADVERTISED SOLD STC

Truly immaculate modern corner ground floor flat offering upgraded accommodation sure to delight ...

Marketed from 10 Nov 2021 to 18 Jul 2022 (249 days) by Westgate Estate Agents., Glasgow



£67,000

3 bedroom flat for sale

Wilson Street, Hamilton

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

CLOSING DATE SET THURSDAY 11TH AT 12PM Presented to the market in truly "turn the key" condition ...

Marketed from 4 Mar 2021 to 2 Oct 2021 (211 days) by Momo Homes, Hamilton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

+ Add to report

Wilson Street, Hamilton

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2024 to 29 Jun 2024 (29 days) by Slater Hogg & Howison Lettings, Hamilton



£575 pcm

2 bedroom flat

+ Add to report

Wilson Street, Hamilton, South Lanarkshire, ML3






NO LONGER ADVERTISED

Marketed from 8 Jun 2023 to 23 Jun 2023 (15 days) by Jewel Homes, Coatbridge

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.



www.letproperty.co.uk

Wilson Street, Hamilton, ML3

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