

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cloglands, Forth, ML11 8EH

210722216

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





## Property Description

Our latest listing is in Cloglands, Forth, ML11 8EH

Get instant cash flow of **£574** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£768** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Forth. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Cloglands, Forth, ML11  
8EH

210722216



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Well Maintained Property**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £574**

**Market Rent: £768**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£25,800.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £574 per calendar month but the potential market rent is

£ 768



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	£574	£768
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.40	£76.80
<b>Total Monthly Costs</b>	<b>£322.40</b>	<b>£341.80</b>
<b>Monthly Net Income</b>	<b>£251.60</b>	<b>£426.20</b>
<b>Annual Net Income</b>	<b>£3,019.20</b>	<b>£5,114.40</b>
<b>Net Return</b>	<b>11.70%</b>	<b>19.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,578.40**

Net Return **13.87%**

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

Annual Net Income Adjusted To **£3,914.40**

Net Return **15.17%**

# 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 £119,000.



£119,000

## 2 bedroom terraced house for sale

+ Add to report

Carnwath Road, Braehead, Forth, Lanark, ML11

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Aug 2023 to 20 Nov 2023 (87 days) by YOUR MOVE First, Lanark

EPC Rating - E | Country Cottage | Two Double Bedrooms | Recently Renovated | Rural Setting with



£118,000

## 2 bedroom terraced house for sale

+ Add to report

Covenanter Road, Harthill, ML7

NO LONGER ADVERTISED **SOLD STC**


Marketed from 22 Aug 2024 to 9 Nov 2024 (78 days) by Re/max Estates, Linlithgow

Two Bedroom Mid-Terraced property | Fully Refurbished | Turn Key Condition | Great For First Time...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** + Add to report

Lanark Road, Rosebank, Carluke, ML8


**NO LONGER ADVERTISED**

Marketed from 18 Apr 2024 to 30 Apr 2024 (12 days) by OpenRent, London

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No Agent Fees | Property Reference Number: 1387716

**£800 pcm**



**2 bedroom terraced house** + Add to report

Mashock Path, Crossford, ML8

**CURRENTLY ADVERTISED**

Marketed from 7 Nov 2024 by Remax Clydesdale & Tweeddale, Lanark

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End Terrace House | Two Double Bedrooms | Lounge | Fitted Kitchen | Family Bathroom With Shower

**£795 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: **4 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](http://www.letproperty.co.uk)

Cloglands, Forth, ML11 8EH

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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