

LET PROPERTY PACK

INVESTMENT INFORMATION

Ailsa Court, Hamilton, ML3
8XJ

214595074

 www.letproperty.co.uk





Property Description

Our latest listing is in Ailsa Court, Hamilton, ML3 8XJ

Get instant cash flow of **£350** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **20.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Ailsa Court, Hamilton,
ML3 8XJ

214595074



Property Key Features

1 bedroom

1 bathroom

**Semi-Open Plan with a Defined
Sleeping Area**

Well Equipped Kitchen

Factor Fees: £50.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £600

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 35,000

Stamp Duty ADS @ 8%	£0
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£36,000

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 600



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£350	£600
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£35.00	£60.00
Total Monthly Costs	£100.00	£125.00
Monthly Net Income	£250.00	£475.00
Annual Net Income	£3,000.00	£5,700.00
Net Return	8.33%	15.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,500**
Adjusted To

Net Return **12.50%**

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 £65,000.



£65,000

1 bedroom flat for sale

Ailsa Court, Hamilton

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 15 Sep 2025 by Momo Homes, Hamilton

+ Add to report



£45,000

1 bedroom apartment for sale

Ailsa Court, Hamilton

NO LONGER ADVERTISED

Marketed from 4 Aug 2023 to 29 Nov 2023 (116 days) by Igloo, Hamilton

+ Add to report

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

1 bedroom flat

Ailsa Court, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 21 Nov 2025 to 23 Nov 2025 (2 days) by OpenRent, London

+ Add to report



£650 pcm

1 bedroom flat

Ailsa Court, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 27 Aug 2025 to 3 Sep 2025 (7 days) by OpenRent, London

+ Add to report

Current Tenant Profile



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.



www.letproperty.co.uk

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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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