

LET PROPERTY PACK

INVESTMENT INFORMATION

Townhill Road, Hamilton,
ML3

224562717

 www.letproperty.co.uk





Property Description

Our latest listing is in Townhill Road, Hamilton, ML3

Get instant cash flow of **£475** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **16.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Townhill Road, Hamilton,
ML3

224562717



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £475

Market Rent: £673

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8% **£4,000**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £55,000

Projected Investment Return



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



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 673

Returns Based on Rental Income	£475	£673
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£47.50	£67.30
Total Monthly Costs	£62.50	£82.30
Monthly Net Income	£412.50	£590.70
Annual Net Income	£4,950.00	£7,088.40
Net Return	9.00%	12.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,742**
Adjusted To

Net Return **10.44%**

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 £58,000.



£58,000

2 bedroom flat for sale

Fleming Way, HAMILTON

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Apr 2022 to 28 Jun 2022 (59 days) by Quicksale Property Auctions Ltd, Glasgow

+ Add to report



£57,500

2 bedroom flat for sale

25 Birnam Place, Hamilton, ML3 9PU

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 12 Nov 2025 (653 days) by We Auction Property, Glasgow

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

Brankholm Brae, Hamilton, Glasgow, ML3

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 17 Oct 2024 (47 days) by Property Angels International, Bothwell

+ Add to report



£650 pcm

2 bedroom flat

Townhill Road, Hamilton, ML3

NO LONGER ADVERTISED

Marketed from 26 Jan 2026 to 17 Feb 2026 (21 days) by Rent Locally, Hamilton

+ 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: **3 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.



Townhill Road, Hamilton, ML3

PROPERTY ID: 224562717

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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