

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Eglinton Street  
Coatbridge, ML5

200629435

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





## Property Description

Our latest listing is in Eglinton Street Coatbridge, ML5

Get instant cash flow of **£400** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...



Eglinton Street  
Coatbridge, ML5

200629435



## Property Key Features

1 bedroom

1 bathroom with WC

Double glazed window

Good condition

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £400

Market Rent: £700

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £80,000 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
Total Investment	£25,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£400	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£40.00	£70.00
<b>Total Monthly Costs</b>	<b>£305.00</b>	<b>£335.00</b>
<b>Monthly Net Income</b>	<b>£95.00</b>	<b>£365.00</b>
<b>Annual Net Income</b>	<b>£1,140.00</b>	<b>£4,380.00</b>
<b>Net Return</b>	<b>4.42%</b>	<b>16.98%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,980.00**  
Adjusted To

Net Return                      **11.55%**

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

Annual Net Income      **£3,180.00**  
Adjusted To

Net Return                      **12.33%**



# 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 £101,000.



£89,995



**1 bedroom flat for sale**  
Eglington Street, Coatbridge, ML5

+ Add to report

NO LONGER ADVERTISED

Desirable Location | Lounge | Modern Fitted High Gloss Kitchen | Bathroom | Spacious Double Bedro...

SOLD PRICE HISTORY	
5 Oct 2022	£101,000
29 Jan 2020	£71,000
20 Dec 2019	£71,000

Marketed from 9 Aug 2022 to 6 Oct 2022 (58 days) by Abode Estate Agency, Airdrie



£82,000



**1 bedroom flat for sale**  
Eglington Street, Coatbridge

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

1 Bedroom | Central Location | Designated Parking | Private Garden | Walk-in Condition | Great Lo...

SOLD PRICE HISTORY	
15 Mar 2023	£87,000
22 Jun 2021	£83,500
25 May 2017	£75,000

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

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 1 bedroom flat

Cleveden Drive, Glasgow, G12

+ Add to report

NO LONGER ADVERTISED

Unfurnished | Council Tax Band D | Gas Central Heating | Free on Street Parking | Shared driveway...

Marketed from 14 Sep 2022 to 11 Oct 2022 (26 days) by TAY LETTING, Glasgow



£1,100 pcm

## 1 bedroom flat

Ingram Street, Glasgow, G1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Merchant City | Eighth floor | Lift access | One double bedroom | Furnished | Available now | Sec...

Marketed from 2 May 2023 to 15 May 2023 (13 days) by Countrywide Residential Lettings, Glasgow

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

Eglinton Street Coatbridge, ML5

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**