

LET PROPERTY PACK

INVESTMENT INFORMATION

Philips Wynd Hamilton,
ML3 8PH

204639113

 www.letproperty.co.uk





Property Description

Our latest listing is in Philips Wynd Hamilton, ML3 8PH

Get instant cash flow of **£700** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Philips Wynd Hamilton,
ML3 8PH

204639113



Property Key Features

3 bedroom

2 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £13.30

Ground Rent: N/A

Lease Length: N/A

Current Rent: £700

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

| | |
|---------------------|-------------------|
| 25% Deposit | £42,500.00 |
| Stamp Duty ADS @ 6% | £10,200.00 |
| LBTT Charge | £500 |
| Legal Fees | £1,000.00 |
| Total Investment | £54,200.00 |

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,150

| Returns Based on Rental Income | £700 | £1,150 |
|---------------------------------------|----------------|------------------|
| Mortgage Payments on £127,500.00 @ 5% | £531.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £13.30 | |
| Ground Rent | N/A | |
| Letting Fees | £70.00 | £115.00 |
| Total Monthly Costs | £629.55 | £674.55 |
| Monthly Net Income | £70.45 | £475.45 |
| Annual Net Income | £845.40 | £5,705.40 |
| Net Return | 1.56% | 10.53% |

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 **£3,405.40**
Adjusted To

Net Return **6.28%**

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

Annual Net Income **£3,155.40**
Adjusted To

Net Return **5.82%**

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 £200,000.



£200,000

3 bedroom terraced house for sale

Philips Wynd, Hamilton

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Spacious Three Bedroom Mid Terrace | Fantastic Kitchen Diner with Snug | Three Good Size Bedrooms...

Marketed from 2 May 2023 to 1 Sep 2023 (121 days) by Yopa, Scotland & The North



£180,000

3 bedroom terraced house for sale

Philips Wynd, Hamilton, South Lanarkshire, ML3

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

This fantastic modern terraced villa has been decorated in neutral tones throughout, and is situa...

Marketed from 12 Apr 2022 to 9 Aug 2022 (119 days) by Slater Hogg & Howison, Hamilton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

3 bedroom detached house

Laverock Avenue, Hamilton, Lanarkshire, ML3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Luxury fittings and fixtures throughout including kitchen and bathroom | Completely refurbished t...

Marketed from 30 Jun 2022 to 1 Mar 2024 (609 days) by Residence Estate Agents, Hamilton



£1,595 pcm

3 bedroom semi-detached house

Portland Place, Hamilton, Lanarkshire, ML3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Driveway Parking to Rear with Electric Gate | Quality Fixtures and Fittings | Utility Room | En S...

Marketed from 20 Jun 2023 to 26 Jul 2023 (36 days) by Lets Let, Hamilton

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: **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

Philips Wynd Hamilton, ML3 8PH

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