

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Hawthorn Drive
Coatbridge ML5

226574764





PROPERTY DESCRIPTION

Our latest listing is in Hawthorn Drive
Coatbridge ML5

Rent currently agreed with tenant of **£411** per
calendar month which calculates to a **16.4%**
Gross Yield for investors.

This property has a potential to rent for **£744**
which would provide the investor a Gross Yield
of **29.8%** if the rent was increased to full
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.**

**Please read full legal pack for detailed
property information.**

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



Hawthorn Drive
Coatbridge ML5

226574764

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

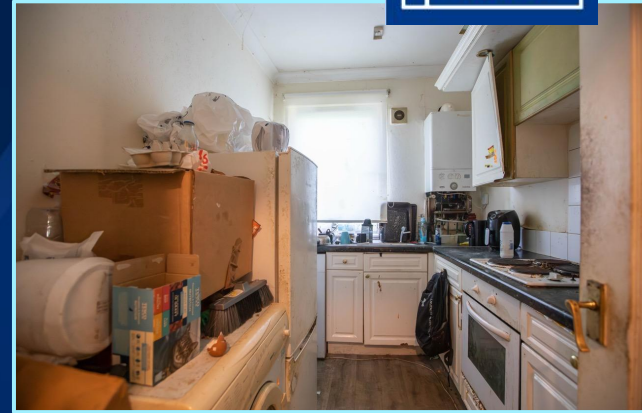
Current Rent: £411

Market Rent: £744

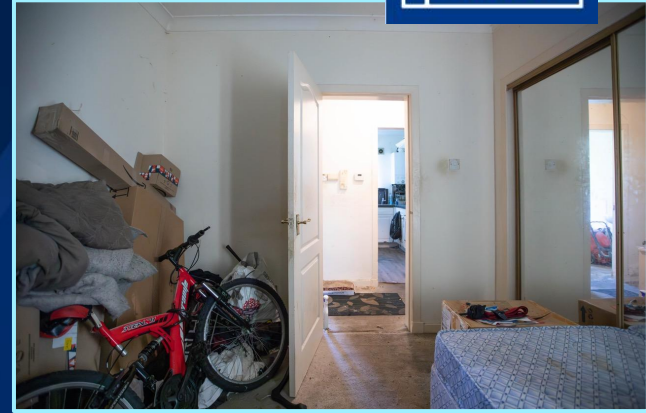
Lounge



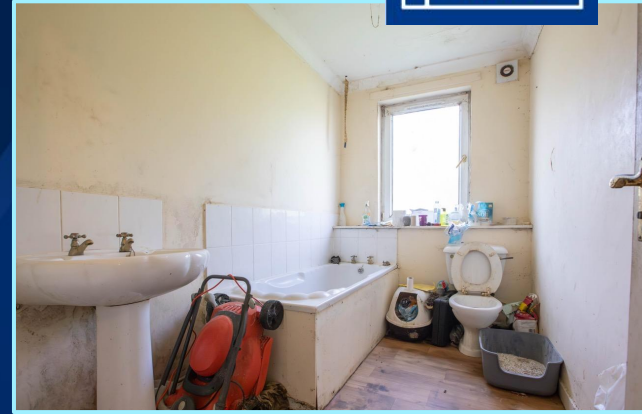
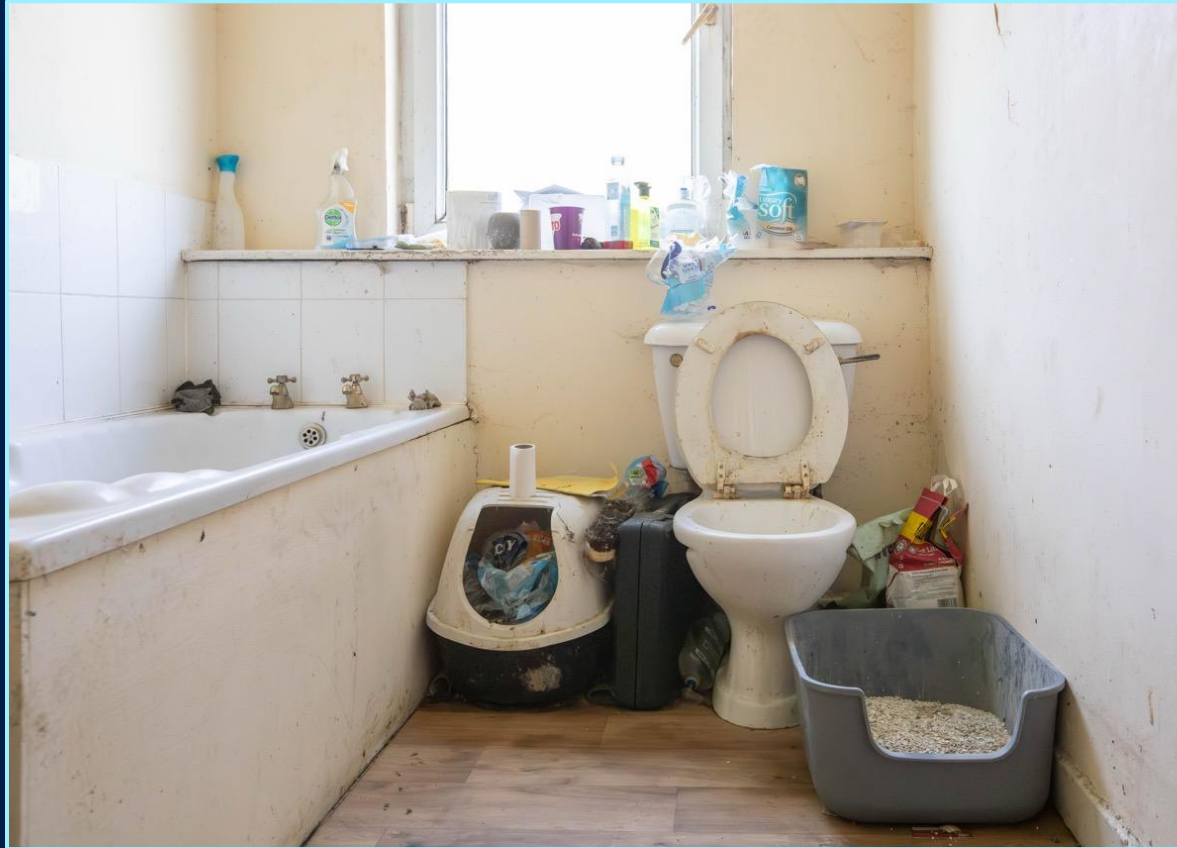
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£30,000

10% Deposit (£5,000 Minimum) **£5,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£25,000**

ADS @ 8% **£0**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£27,000**

Your total all in costs would be ~£27,000 after taxes and fees based on a purchase price of £30,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £154,495.

 £154,495	2 bedroom flat for sale Fuller Gate, Coatbridge, ML5 4FX CURRENTLY ADVERTISED SOLD STC Marketed from 28 May 2026 by Sweet Home - Caroline Morrison, Coatbridge + Add to report
 £77,000	2 bedroom flat for sale Greenwood Crescent, Greenend, Coatbridge, North Lanarkshire CURRENTLY ADVERTISED Marketed from 3 Aug 2026 by AM Fagan Estate Agents, Coatbridge + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our lettings team.



£895 pcm

2 bedroom ground floor flat

+ Add to report

Clyde Street, Coatbridge, Lanarkshire, ML5

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2022 to 26 Aug 2026 (1379 days) by Residence Estate Agents, Hamilton



£875 pcm

2 bedroom flat

+ Add to report

Clyde Street, Coatbridge, ML5

NO LONGER ADVERTISED

Marketed from 20 Jul 2026 to 25 Aug 2026 (36 days) by OpenRent, London



Hawthorn Drive Coatbridge ML5

PROPERTY ID: 226574764

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.