

LET PROPERTY PACK

INVESTMENT INFORMATION

Smithyends Cumbernauld,
Glasgow, G67 2SJ

188642222

 www.letproperty.co.uk





Property Description

Our latest listing is in Smithyends
Cumbernauld, Glasgow, G67 2SJ

Get instant cash flow of **£400** per calendar
month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£600**
which would provide the investor a Gross Yield
of **11.1%** 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...



Smithyends
Cumbernauld, Glasgow,
G67 2SJ

188642222



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £26.60

Ground Rent: N/A

Lease Length: N/A

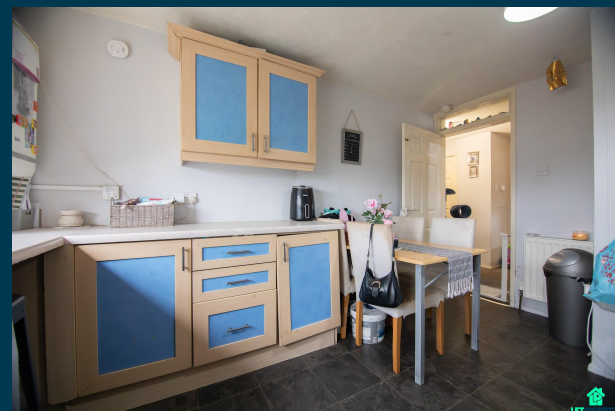
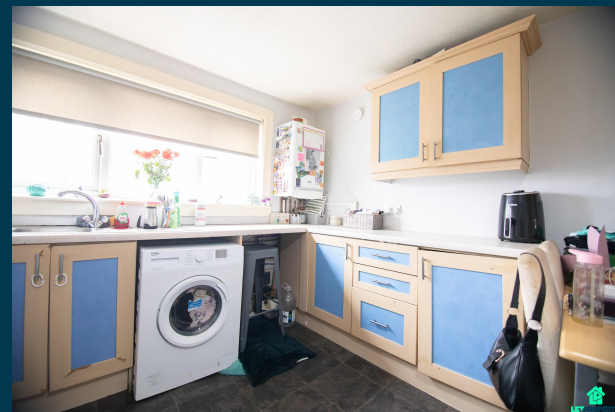
Current Rent: £400

Market Rent: £600

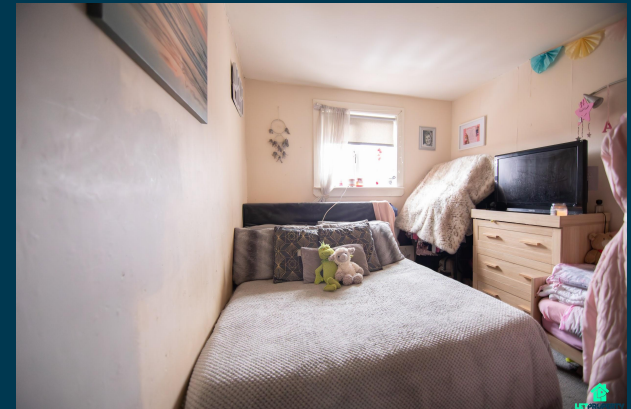
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



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

£ 600

Returns Based on Rental Income	£400	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£26.60	
Ground Rent	N/A	
Letting Fees	£40.00	£60.00
Total Monthly Costs	£284.73	£304.73
Monthly Net Income	£115.28	£295.28
Annual Net Income	£1,383.30	£3,543.30
Net Return	6.54%	16.75%

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 **£2,343.30**
Adjusted To

Net Return **11.08%**

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

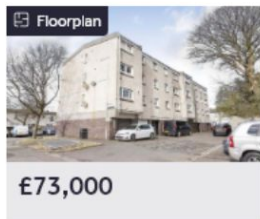
Annual Net Income **£2,568.30**
Adjusted To

Net Return **12.14%**

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 £73,000.



3 bedroom flat for sale

Smithyends, Glasgow, G67

NO LONGER ADVERTISED SOLD STC

Key features

Modern Interior | Double Glazing | Fantastic Location For Local Amenities | Gas Central Heating | Three Great Sized Bedrooms | Large Fitted Kitchen | ...

Marketed from 7 Apr 2022 to 4 Jul 2022 (87 days) by Purplebricks, covering Glasgow

Sold price history

2 Jun 2022	£85,000
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+ Add to report



3 bedroom apartment for sale

Smithyends, Cumbernauld

NO LONGER ADVERTISED

Key features

STYLISH APARTMENT | THREE BEDROOMS | CUMBERNAULD VILLAGE LOCATION | FRESHLY DECORATED | BRIGHT LOUNGE WITH DINING ...

Marketed from 19 Oct 2021 to 7 Mar 2022 (138 days) by Robinson Moore, Cumbernauld

Sold price history

12 Jan 2022	£76,000
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+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

Floorplan

2 bedroom flat

Carrickvale Court, Glasgow

+ Add to report

NO LONGER ADVERTISED LET AGREED

Large lounge with Juliette balcony | Modern shower room | Fantastic views | Private parking

SOLD PRICE HISTORY

2 Mar 2020

£155,000



£850 pcm

2 bedroom flat

Carrickvale Court, G68

+ Add to report

NO LONGER ADVERTISED






Lounge | Modern Dining Kitchen | Two Double Bedrooms | Family Bathroom and Master En-Suite | ...

Marketed from 7 Jun 2023 to 22 Jun 2023 (14 days) by K Property, Cumbernauld

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 years+**
-  Payment history: **On time for length of tenancy**

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

Smithyends Cumbernauld, Glasgow, G67
2SJ

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.



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