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LET PROPERTY PACK

INVESTMENT INFORMATION

Freeland Lane East Kilbride Glasgow G75

203690393

(www.letproperty.co.uk





Property Description

Our latest listing is in Freeland Lane East Kilbride Glasgow G75

Get instant cash flow of £330 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 13.2% 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...

LETPR®PERTY





Freeland Lane East Kilbride Glasgow G75

203690393

1 Bedroom Factor Fees: TBC

1 Bathroom

Double glazed window Garden Ground Factor Fees: TBC Ground Rent: N/A Lease Length: N/A Current Rent: £330 Market Rent: £550



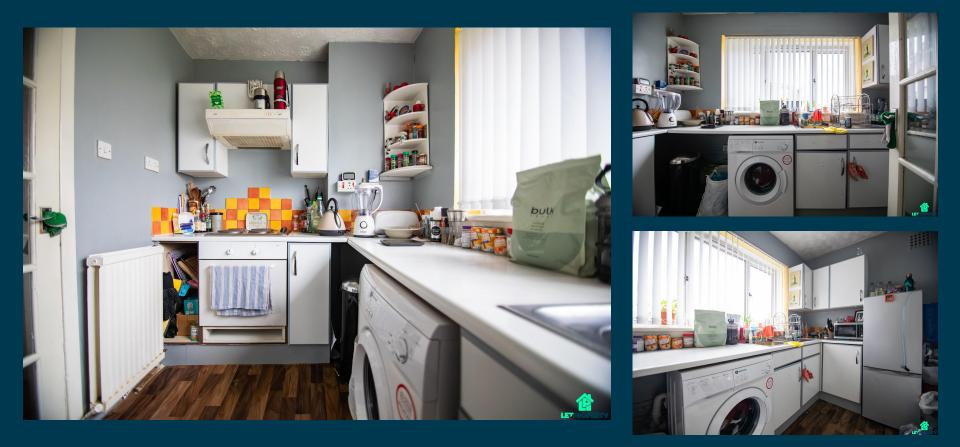


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Bedrooms





Exterior









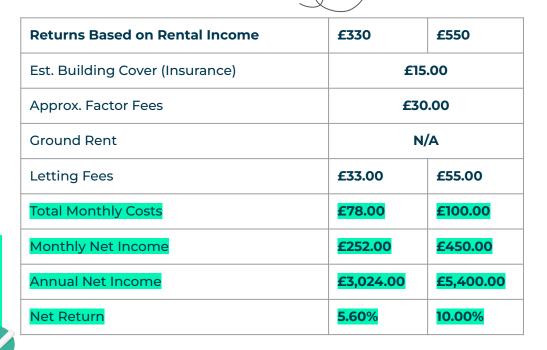
Outlay figures based on assumed cash purchase of £50,000.

	PROPERTY VALUATION
Stamp Duty ADS @ 6%	£3,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£54,000

Projected Investment Return



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. The monthly rent of this property is currently set at £330 per calendar month but the potential market rent is



550

Return Stress Test Analysis Report





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

Annual Net Income **£4,300** Adjusted To

Net Return

7.96%

Sale Comparables Report

£55,

£55,000



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 £65,000.

	1 bedroom apartment for sale Freeland Lane, Murray, EAST KILBRIDE NO LONGER ADVERTISED UNDER OFFER	+ Add to report
	* Beautifully Presented & Spacious One Bedroom Groun Location Close	nd Floor Apartment * Excellent
,000	SOLD PRICE HISTORY	
	31 Mar 2023	£65,000
E Floorplan	3 Jul 2008	£70,995
	15 Jun 2006	£50,000
	Marketed from 28 Feb 2023 to 30 Mar 2023 (29 days) by Home Con	nexions, East Kilbride
	1 bedroom ground floor flat for sale	+ Add to report
	Freeland Lane, The Murray, East Kilbride G75	T Add to report
	NO LONGER ADVERTISED UNDER OFFER	

Central location | Immaculate | Gas central heating (new boiler) | UPVC double-glazing | Modern k...

SOLD PRICE HISTORY	
3 Mar 2022	£60,00
18 Dec 2007	£67,00

Marketed from 26 Aug 2021 to 23 Sep 2021 (28 days) by Joyce Heeps Homes, East Kilbride

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom apartment Rosslyn Avenue, Rutherglen NO LONGER ADVERTISED	+ Add to report
	AVAILABLE NOW Well presented upper conversion Bea throughout Enclosed	utifully furnished
£1,000 pcm	SOLD PRICE HISTORY	
	1 bedroom flat Earnshaw Lane, East Kilbride, South Lanarkshire, G75	+ Add to report
	NO LONGER ADVERTISED Modern Apartment New Build Cala Home Lift Access Private Eirst Floor Po	te Parking Preferred

£975 pcm

Marketed from 27 Nov 2023 to 19 Jan 2024 (53 days) by THOMSON RESIDENTIAL, Glasgow

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

Freeland Lane East Kilbride Glasgow G75

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.

