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LET PROPERTY PACK

INVESTMENT INFORMATION

Silverbanks Court, Cambuslang, Glasgow, G72

205097738

(www.letproperty.co.uk





Property Description

Our latest listing is in Silverbanks Court, Cambuslang, Glasgow, G72

Get instant cash flow of £650 per calendar month with a 6.5% Gross Yield for investors.

This property has a potential to rent for £876 which would provide the investor a Gross Yield of 8.8% 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





Silverbanks Court, Cambuslang, Glasgow, G72

205097738

2 BedroomsFactor Fees: £50 PM2 BathroomsGround Rent: FreeholdSpacious Lounge and KitchenLease Length: FreeholdStorage RoomCurrent Rent: £650

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Property Key Features

Market Rent: £876











Kitchen





Bedrooms









Bathroom





Exterior



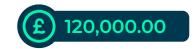






Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



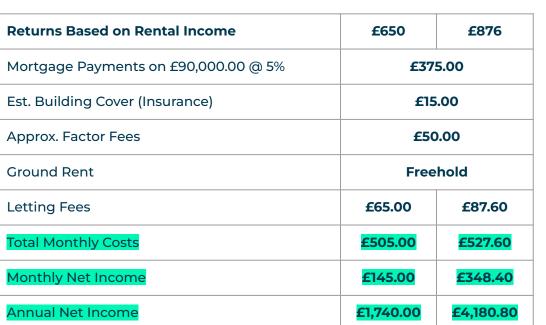
25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

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 £650 per calendar month but the potential market rent is \bigcirc

Net Return





4.29%

10.30%

Return Stress Test Analysis Report





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

Annual Net Income **£2,428.80** Adjusted To

Net Return 5.98%

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

Annual Net Income **£2,380.80** Adjusted To

Net Return

5.86%

Sale Comparables Report



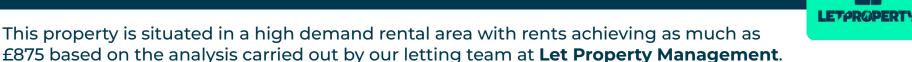
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £115,000.

	2 bedroom flat for sale 56 Silverbanks Court, Cambuslang G72 7FN CURRENTLY ADVERTISED SOLD STC Spacious modern 1st Floor Flat Large main lounge with French doors Modern upgraded breakfasti
£115,000	SOLD PRICE HISTORY
	2 bedroom flat for sale 54 Silverbanks Court, Cambuslang G72 7FN CURRENTLY ADVERTISED SOLD STC Nicely presented modern 1st Floor Flat Hall, large lounge with open view and French doors Wel

Marketed from 26 Feb 2024 by Property Bureau, Bearsden

£105,000

Rent Comparables Report





£875 pcm

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£675 pcm

2 bedroom flat

Silverbanks Court, Cambuslang, Glasgow, G72 7FN

NO LONGER ADVERTISED

Built in wardrobes | Close To Amenities | Council Tax Band - C | Double Glazing | Gas Central Hea...

SOLD PRICE HISTORY

2 bedroom flat

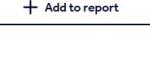
Silverbanks Court, Glasgow, G72

NO LONGER ADVERTISED

IFTAGREED

Sought After Development | Gas Central Heating & Double Glazing | Close to all local Amenities

SOLD PRICE HISTORY



+ Add to report

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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Interested in this property investment?

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.

