

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Quebec Drive, Glasgow,  
East Kilbride, G75 8SA

216090340

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Quebec Drive, Glasgow, East Kilbride, G75 8SA

Get instant cash flow of **£800** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,127** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to 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.**

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



Quebec Drive, Glasgow,  
East Kilbride, G75 8SA

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Expansive Rooms**

**A driveway that accommodates  
two cars**

**A spacious rear garden and  
front yard**

**Perfect Location for Working  
Professionals**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £1,127**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit

**£37,500.00**

Stamp Duty ADS @ 6%

**[Field - Stamp Duty ADS @ 6%]**

LBTT Charge

**£100**

Legal Fees

**£1,000.00**

Total Investment

**£50,600.00**

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,127



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.



Returns Based on Rental Income	£800	£1,127
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£112.70
Total Monthly Costs	£563.75	£596.45
Monthly Net Income	£236.25	£530.55
Annual Net Income	£2,835.00	£6,366.60
Net Return	5.60%	12.58%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,112.60**  
Adjusted To

Net Return                      **8.13%**

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

Annual Net Income      **£4,116.60**  
Adjusted To

Net Return                      **8.14%**

# 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 £155,000.



£155,000

## 3 bedroom semi-detached house for sale

+ Add to report

Owen Park, Murray, EAST KILBRIDE

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Mar 2024 to 28 May 2024 (61 days) by Home Connexions, East Kilbride

\* Beautifully Presented, Bright & Spacious Three Bedroom Semi Detached Home \* Spacious Dual Aspec...



£151,000

## 3 bedroom semi-detached house for sale

+ Add to report

Lairhills Rd, East Kilbride, Glasgow G75

NO LONGER ADVERTISED

Marketed from 24 Jun 2024 to 2 Dec 2024 (160 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Lounge and Kitchen | Garden Ground Space | 3 Bedrooms | Likely to attrac...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 3 bedroom semi-detached house

+ Add to report

Elgin Place, East Mains, East Kilbride, G74

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2024 to 17 Apr 2024 (34 days) by Angel Homes Ltd, East Kilbride

Angel Homes are delighted to present this immaculate three bedroom semi detached family home situ...



£1,195 pcm

## 3 bedroom semi-detached house

+ Add to report

Dicks Park, Murray, East Kilbride

CURRENTLY ADVERTISED

LET AGREED

Marketed from 5 Mar 2025 by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns

\*\*\*\* RARELY AVAILABLE \*\*\*\* EXCELLENT LOCATION \*\*\*\* GAS C/H & D/G \*\*\*\* PRIVATE GARD...

# 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: **12 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.





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8SA

PROPERTY ID: 216090340

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.



**LETPROPERTY**