

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Cambuslang,
Glasgow, G72 7HB

216307847

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Cambuslang, Glasgow, G72 7HB

Get instant cash flow of **£775** per calendar month with a **9.69%** Gross Yield for investors.

This property has a potential to rent for **£792** which would provide the investor a Gross Yield of **9.9%** 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...



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Glasgow, G72 7HB

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Property Key Features

2 Bedrooms

1 Bathroom

**Shared Private Parking, along
with access to both front and
rear communal gardens**

Easy Access to Local Amenities

Factor Fees: £130 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £792

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 792



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	£775	£792
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	Freehold	
Letting Fees	£77.50	£79.20
Total Monthly Costs	£535.00	£536.70
Monthly Net Income	£240.00	£255.30
Annual Net Income	£2,880.00	£3,063.60
Net Return	8.47%	9.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,479.60**
Adjusted To

Net Return **4.35%**

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



Annual Net Income **£1,563.60**
Adjusted To

Net Return **4.60%**

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 £109,000.

 <p>£109,000</p>	<p>2 bedroom flat for sale</p> <p>11 Burn Terrace, Cambuslang, G72 7DN</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 27 Nov 2023 to 5 Feb 2024 (69 days) by Corum, Shawlands</p> <p>Lower cottage flat with level access Two generous double bedrooms Modern kitchen & shower roo...</p> <p>+ Add to report</p>
 <p>£105,000</p>	<p>2 bedroom flat for sale</p> <p>Silverbanks Road, Cambuslang, Glasgow, G72</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 12 Oct 2023 to 16 Feb 2024 (126 days) by Slater Hogg & Howison, Burnside</p> <p>HOME REPORT £125,000 A beautifully presented ground floor modern apartment located within easy re...</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £815 based on the analysis carried out by our letting team at **Let Property Management**.



£815 pcm

2 bedroom flat

Kirk Mews, Cambuslang, G72

NO LONGER ADVERTISED

Marketed from 15 Jan 2024 to 8 Feb 2024 (24 days) by Lox Property Limited, Prestwick

Fully Furnished | Recently Redecorated | Residents Parking | Great transport links | Double glazi...

+ Add to report



£800 pcm

2 bedroom flat

Wellside Drive, Cambuslang, Glasgow, G72

NO LONGER ADVERTISED

Marketed from 23 Jan 2025 to 3 Feb 2025 (10 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2324923

+ Add to report

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: **Moved in within the last 2 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.



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7HB

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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.



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