

LET PROPERTY PACK

INVESTMENT INFORMATION

Alberta Avenue, East
Kilbride, Glasgow, G75 8AB

219522887

 www.letproperty.co.uk





Property Description

Our latest listing is in Alberta Avenue, East Kilbride, Glasgow, G75 8AB

Get instant cash flow of **£375** per calendar month with a **11.84%** Gross Yield for investors.

This property has a potential to rent for **£604** which would provide the investor a Gross Yield of **19.07%** 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...



Alberta Avenue, East
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8AB

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Property Key Features

1 Bedroom

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £375

Market Rent: £604

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 8% **£3,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment **£44,200**

Projected Investment Return



The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

£ 604



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£375	£604
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£37.50	£60.40
Total Monthly Costs	£52.50	£75.40
Monthly Net Income	£322.50	£528.60
Annual Net Income	£3,870.00	£6,343.20
Net Return	8.76%	14.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,135**
Adjusted To

Net Return **11.62%**

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 £44,000.

 £44,000	1 bedroom flat for sale + Add to report Drury Lane Court, East Kilbride, South Lanarkshire, G74 CURRENTLY ADVERTISED Marketed from 29 Apr 2025 by Jewel Homes, Coatbridge 1 bed eleventh floor flat EPC rating - E Car park Sitting tenant £500 pcm Close to shops ...
 £43,000	1 bedroom flat for sale + Add to report Trinidad Way, Westwood, East Kilbride, South Lanarkshire, G75 CURRENTLY ADVERTISED SOLD STC Marketed from 19 Jun 2025 by Countrywide, Hamilton Spacious one bedroom top floor flat in good condition throughout. The property is ideal for first...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

+ Add to report

Somerville Terrace, East Kilbride, Glasgow, G75

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 26 Jul 2024 (1 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2166230



£620 pcm

1 bedroom flat

+ Add to report

Cromarty Place, East Kilbride, South Lanarkshire, G74

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Oct 2024 to 12 Nov 2024 (17 days) by Property Store, East Kilbride

Juliet Balcony | Excellent Location | Private Parking | Cul-De-Sac | Close to local shops | Doubl...

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: **5 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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G75 8AB

PROPERTY ID: 12345678

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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