

LET PROPERTY PACK

INVESTMENT INFORMATION

Alberta Avenue, East Kilbride, Glasgow, G75 8AB

219522887











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 Kilbride, Glasgow, G75 8AB

219522887



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





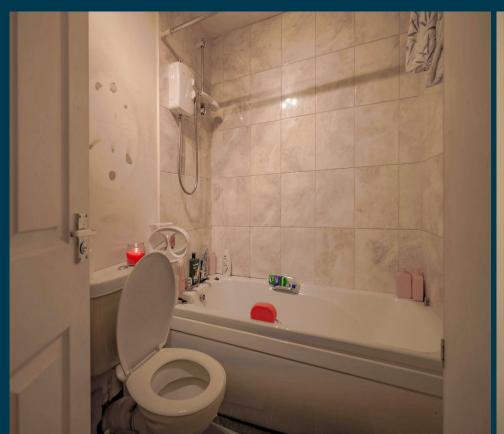
Kitchen





Bathroom







Bedrooms







Exterior









Initial Outlay





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

PROPERTY VALUATION



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



Returns Based on Rental Income	£375	£604
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
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%

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



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.



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

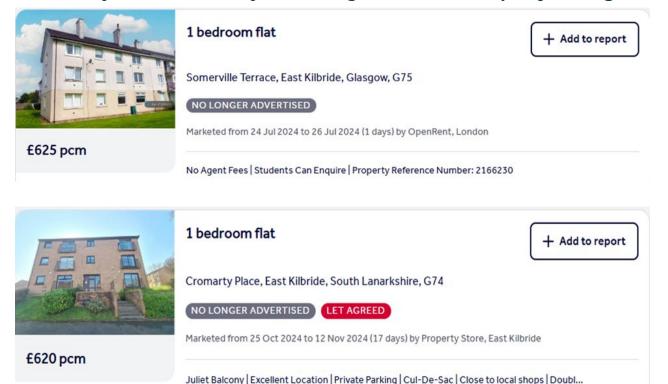
Marketed from 19 Jun 2025 by Countrywide, Hamilton

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**.



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.





Interested in this property investment?

Call us on **0141 478 0985**



Alberta Avenue, East Kilbride, Glasgow, G75 8AB

PROPERTY ID: 12345678

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.

