

LET PROPERTY PACK

INVESTMENT INFORMATION

Birch Grove, Cambuslang,
Glasgow, G72

216329532

 www.letproperty.co.uk





Property Description

Our latest listing is in Birch Grove, Cambuslang, Glasgow, G72

Get instant cash flow of **£1,000** per calendar month with a **8.3%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Birch Grove, Cambuslang,
Glasgow, G72

216329532



Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Rear Garden Space

Factor Fees: £13.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 8%	£11,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£48,850.00

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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£13.00
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£581.13
Monthly Net Income	£418.88
Annual Net Income	£5,026.50
Net Return	10.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,026.50**
Adjusted To

Net Return **6.20%**

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

Annual Net Income **£2,851.50**
Adjusted To

Net Return **5.84%**

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 £170,000.



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Birch Drive, Cambuslang, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Feb 2023 to 20 May 2023 (87 days) by A B PROPERTY CONSULTANTS, Baillieston



£120,000

2 bedroom flat for sale

+ Add to report

Birch Grove, Cambuslang, Glasgow, South Lanarkshire, G72

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Sep 2024 to 25 Nov 2024 (73 days) by Countrywide, Burnside

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

+ Add to report

Birch Grove, Cambuslang, Glasgow, G72

NO LONGER ADVERTISED

Marketed from 14 Feb 2025 to 8 Mar 2025 (22 days) by Robb Residential, Glasgow



£785 pcm

2 bedroom house

+ Add to report

Robert Templeton Drive, Cambuslang

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Sep 2022 to 23 Sep 2022 (17 days) by Slater Hogg & Howison Lettings, East Kilbride

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: **1 year**



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.



Birch Grove, Cambuslang, Glasgow, G72

PROPERTY ID: 216329532

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