

LET PROPERTY PACK

INVESTMENT INFORMATION

Braehead Road,
Cumbernauld, Glasgow,
G67 2BG

220093643

 www.letproperty.co.uk





Property Description

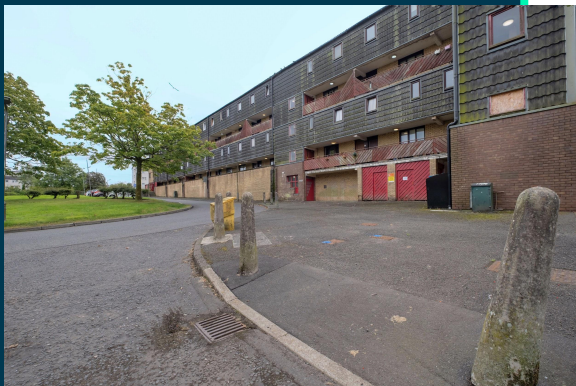
Our latest listing is in Braehead Road, Cumbernauld, Glasgow, G67 2BG

Get instant cash flow of **£475** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£683** which would provide the investor a Gross Yield of **12.6%** 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...



Braehead Road,
Cumbernauld, Glasgow,
G67 2BC

220093643



Property Key Features

3 Bedrooms

1 Bathroom

Communal Private Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £475

Market Rent: £683

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 683



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	£475	£683
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.50	£68.30
Total Monthly Costs	£265.63	£286.43
Monthly Net Income	£209.38	£396.58
Annual Net Income	£2,512.50	£4,758.90
Net Return	11.19%	21.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,392.90**
Adjusted To

Net Return **15.11%**

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

Annual Net Income **£3,783.90**
Adjusted To

Net Return **16.85%**

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 £73,000.



£73,000

3 bedroom flat for sale

+ Add to report

193 Marmion Road, Cumbernauld, G67

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 11 Mar 2025 (46 days) by Village Estates, Cumbernauld

Stunning 2nd Floor Flat | Modern Dining Kitchen | 3 Spacious Bedrooms | Ample Storage Througho...



£69,995

3 bedroom flat for sale

+ Add to report

Cedar Road, Cumbernauld, G67

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 16 Dec 2024 (122 days) by Arrowhead Estate Agents, Glasgow & Lanarkshire

Arrowhead Estate Agents | Top Floor Modern Flat | Open Plan Lounge | Tiled Bathroom Suite | 3 Be...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom flat

Tarbolton Road, Cumbernauld

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2024 to 30 Nov 2024 (18 days) by Slater Hogg & Howison Lettings, Falkirk

Great condition | Three bedroom first floor flat | Unfurnished | Popular residential area close t...

+ Add to report



£695 pcm

3 bedroom flat

Glenhove Road, Cumbernauld, Glasgow, G67

NO LONGER ADVERTISED

Marketed from 18 Apr 2025 to 26 Apr 2025 (7 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2455722

+ 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**



Current term of tenancy: **9 years**



Standard Tenancy Agreement In Place: **Yes**



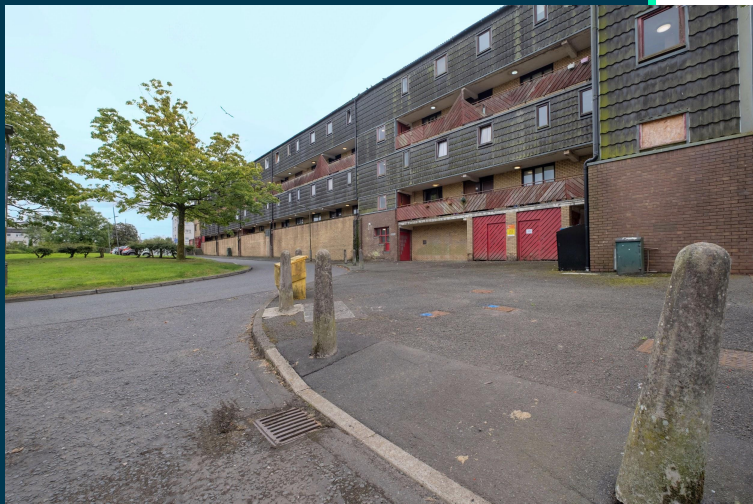
Payment history: **On time for length of tenancy**



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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G67 2BG

PROPERTY ID: 220093643

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