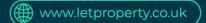


LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Road, Cambuslang, Glasgow G72

197390500











Property Description

Our latest listing is in Mill Road, Cambuslang, Glasgow G72

Get instant cash flow of £575 per calendar month with a 9.2% Gross Yield for investors.

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...







Mill Road, Cambuslang, Glasgow G72



2 bedrooms

1 Bathroom

Double Glazed Windows

Garden Grounds

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Current Rent: £575

197390500

Lounge









Kitchen



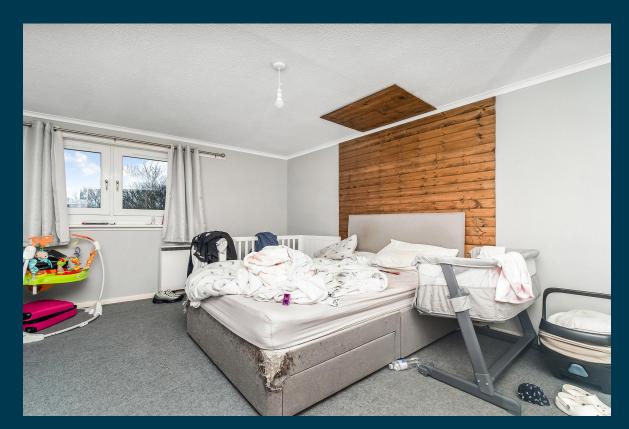






Bedrooms









Bathroom





Exterior







Initial Outlay





Figures based on assumed purchase price of £75,000 and borrowing of £56,250.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£18,750.00**

Stamp Duty ADS @ 6% **£4,500.00**

Legal Fees £1,000.00

Total Investment £24,250.00

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.

The monthly rent of this property is currently set per calendar month at (



| Returns Based on Rental Income | £575 |
|--------------------------------------|-----------|
| Mortgage Payments on £56,250.00 @ 4% | £187.50 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | £0.00 |
| Letting Fees | £57.50 |
| Total Monthly Costs | £260.00 |
| Monthly Net Income | £315.00 |
| Annual Net Income | £3,780.00 |
| Net Return | 15.59% |

Return Stress Test Analysis Report





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

Annual Net Income

£2,410.00

Adjusted To

Net Return

9.94%

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income

£2,385.00

Adjusted To

Net Return

9.84%

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 £76,100.



2 bedroom flat for sale

Helmsdale Court, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

Excellent Location | Upper Flat | 2 Double Bedrooms | Spacious Lounge | Dining Area | Upgraded Ki...

£64,995

SOLD PRICE HISTORY

29 Oct 2021

£76,100

2 bedroom flat for sale

Helmsdale Court, Glasgow

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Excellent Location | First Floor Flat | 2 Double Bedrooms | Spacious Lounge | Fitted Kitchen Fa...

£65,000

SOLD PRICE HISTORY

14 Jun 2023 £67,000

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

2 bedroom flat

Main Street, Cambuslang, South Lanarkshire, G72

NO LONGER ADVERTISED

LET AGREED

Impressive, internally refurbished 2nd floor flat with stylish finishes throughout in central loc...

Marketed from 23 Aug 2023 to 12 Oct 2023 (49 days) by Bensons Estate Agents, East Kilbride



2 bedroom flat

East Greenlees Gardens, Cambuslang, Glasgow, G72

NO LONGER ADVERTISED L

LET AGREED

Unfurnished, two-bedroom flat within a highly popular landscaped development. in Cambuslang.

£700 pcm

Marketed from 4 May 2023 to 14 Jun 2023 (40 days) by Western Lettings, Glasgow

+ Add to report

+ 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: 3 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?

Make an offer or book a viewing

Call us on 0141 478 0985

Mill Road, Cambuslang, Glasgow G72



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.