

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Road, Cambuslang,
Glasgow G72

197390500

 www.letproperty.co.uk





Property Description

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

This property has a potential to rent for **£575** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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



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Property Key Features

2 bedrooms

1 Bathroom

Double Glazed Windows

Garden Grounds

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Market Rent: £575

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 75,000.00

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.



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.



£64,995

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...

SOLD PRICE HISTORY	
29 Oct 2021	£76,100



£65,000

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...

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

+ Add to report

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



£700 pcm

2 bedroom flat

East Greenlees Gardens, Cambuslang, Glasgow, G72

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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

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

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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