

LET PROPERTY PACK

INVESTMENT INFORMATION

Lloyd Street, Rutherglen,
Glasgow, G73

226622373

 www.letproperty.co.uk





Property Description

Our latest listing is in Lloyd Street, Rutherglen, Glasgow, G73

Get instant cash flow of **£840** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,053** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Lloyd Street, Rutherglen,
Glasgow, G73

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchen

Factor Fees: £100.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £840

Market Rent: £1,053

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 145,000

| | |
|-------------------------|-----------------|
| ADS @ 8% | £11,600 |
| LBTT Charge | £0 |
| Legal Fees | £1,000 |
| Total Investment | £157,600 |

Projected Investment Return



The monthly rent of this property is currently set at £840 per calendar month but the potential market rent is



£ 1,053

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



| Returns Based on Rental Income | £840 | £1,053 |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £100.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £84.00 | £105.30 |
| Total Monthly Costs | £199.00 | £220.30 |
| Monthly Net Income | £641.00 | £832.70 |
| Annual Net Income | £7,692.00 | £9,992.40 |
| Net Return | 4.88% | 6.34% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,886**
Adjusted To

Net Return **5.00%**



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 £150,000.



£150,000

2 bedroom flat for sale

Lloyd Court, Rutherglen, Glasgow, South Lanarkshire, G73

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Aug 2025 to 18 Oct 2025 (63 days) by Countrywide, Burnside



£130,000

2 bedroom ground floor flat for sale

Lloyd Street, Rutherglen, Glasgow

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Dec 2025 to 5 Mar 2026 (90 days) by Allen & Harris, Burnside Glasgow



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

2 bedroom flat

+ Add to rep

Auckland Wynd, Dalmarnock

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 to 18 Mar 2026 (26 days) by Countrywide Residential Lettings, Glasgow



£1,295 pcm

2 bedroom flat

+ Add to rep

Auckland Wynd, Dalmarnock

NO LONGER ADVERTISED

Marketed from 11 Feb 2026 to 30 Mar 2026 (47 days) by The Property Store, Glasgow

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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.



www.letproperty.co.uk

Lloyd Street, Rutherglen, Glasgow, G73

PROPERTY ID: 12345678

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.



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