

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Naysmyth Bank, East  
Kilbride, Glasgow, G75

203690504

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Naysmyth Bank, East Kilbride, Glasgow, G75

Get instant cash flow of **£330** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **12.0%** 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...



Naysmyth Bank, East  
Kilbride, Glasgow, G75

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Double Glazed Window**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £330**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £330 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£330	£600
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	N/A	
Letting Fees	£33.00	£60.00
<b>Total Monthly Costs</b>	<b>£235.50</b>	<b>£262.50</b>
<b>Monthly Net Income</b>	<b>£94.50</b>	<b>£337.50</b>
<b>Annual Net Income</b>	<b>£1,134.00</b>	<b>£4,050.00</b>
<b>Net Return</b>	<b>5.79%</b>	<b>20.66%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,850.00**  
Adjusted To

Net Return                      **14.54%**

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

Annual Net Income      **£3,150.00**  
Adjusted To

Net Return                      **16.07%**

# 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 £128,500.



£125,000



## 2 bedroom semi-detached house for sale

Naysmyth Bank, Murray, EAST KILBRIDE

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

\* Well Presented, Two Bedroom Semi Detached Home \* Spacious Lounge With Dining Area, Fitted Kitch...

SOLD PRICE HISTORY	
25 Jul 2023	£128,500
9 Aug 2016	£80,000

Marketed from 28 Apr 2023 to 26 Jul 2023 (89 days) by Home Connexions, East Kilbride



£125,000



## 3 bedroom semi-detached house for sale

Naysmyth Bank, The Murray, East Kilbride, South Lanarkshire, G75

+ Add to report

NO LONGER ADVERTISED

Splendid linked semi-detached villa offering upgraded accommodation within a locally admired and ...

SOLD PRICE HISTORY	
26 Mar 2021	£108,000
20 Jun 2018	£109,000
24 May 2018	£89,000

Marketed from 5 Mar 2020 to 5 Mar 2020 by Slater Hogg & Howison, East Kilbride

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

## 1 bedroom flat

Ravenscourt, Thorntonhall, South Lanarkshire, G74

+ Add to report

CURRENTLY ADVERTISED

Garden Flat | Private Patio | Leisure Facilities for Residents | Lift Access | Parking | Exclusiv...

SOLD PRICE HISTORY



£1,350 pcm

## 1 bedroom flat

Gilmour Street, Glasgow, G76

+ Add to report

NO LONGER ADVERTISED LET AGREED






ONE BEDROOM FLAT | FULL FURNISHED - \*\*ALL BILLS INCLUDED\*\* | MODERN DECOR THROUGHOUT | PRIVATE PA...

SOLD PRICE HISTORY

# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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](http://www.letproperty.co.uk)

Naysmyth Bank, East Kilbride, Glasgow,  
G75

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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