

LET PROPERTY PACK

INVESTMENT INFORMATION

Naysmyth Bank East
Kilbride, Glasgow G75

203690544

 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 **6.8%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **11.4%** 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

203690544



Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

Double Glazed Window

Factor Fees: £0.00

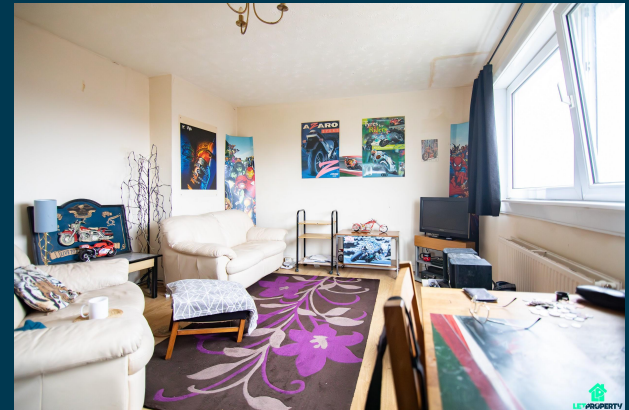
Ground Rent: N/A

Lease Length: N/A

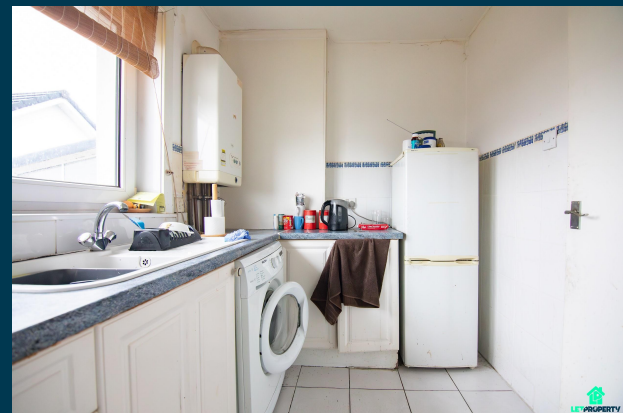
Current Rent: £330

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £58,000 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 58,000.00

25% Deposit	£14,500.00
Stamp Duty ADS @ 6%	£3,480.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£18,980.00

Projected Investment Return



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

£ 550

Returns Based on Rental Income	£330	£550
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£33.00	£55.00
Total Monthly Costs	£229.25	£251.25
Monthly Net Income	£100.75	£298.75
Annual Net Income	£1,209.00	£3,585.00
Net Return	6.37%	18.89%

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 **£2,485.00**
Adjusted To

Net Return **13.09%**

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

Annual Net Income **£2,715.00**
Adjusted To

Net Return **14.30%**

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 £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom flat

James Watt Street, Glasgow, G2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 2033951

Marketed from 3 Apr 2024 to 9 Apr 2024 (5 days) by OpenRent, London



£950 pcm

1 bedroom flat

Bruce Road , Flat 1/2, Pollokshields, Glasgow, G41 5EL

+ Add to report

CURRENTLY ADVERTISED

Upper Conversion | Spectacular Lounge/Dining Room | Semi Open Plan to Fully Fitted Kitchen | Upp...

Marketed from 16 Apr 2024 by Clyde Property, Clarkston

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: **4 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.



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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