


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Urquhart Drive East  
Kilbride Glasgow G74

203690362

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





## Property Description

Our latest listing is in Urquhart Drive East Kilbride Glasgow G74

Get instant cash flow of **£325** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** 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...**



Urquhart Drive East  
Kilbride Glasgow G74

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Double Glazed Window**

**Communal Garden Grounds**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £325**

**Market Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	<b>£3,000</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£54,000</b>



# Projected Investment Return



The monthly rent of this property is currently set at £325 per calendar month but the potential market rent is

£ 550



Returns Based on Rental Income	£325	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£32.50	£55.00
<b>Total Monthly Costs</b>	<b>£77.50</b>	<b>£100.00</b>
<b>Monthly Net Income</b>	<b>£247.50</b>	<b>£450.00</b>
<b>Annual Net Income</b>	<b>£2,970.00</b>	<b>£5,400.00</b>
<b>Net Return</b>	<b>5.50%</b>	<b>10.00%</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      **£4,300**  
Adjusted To

Net Return                      **7.96%**

# 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 £63,000.



£59,000



## 1 bedroom flat for sale

Ayton Park South, East Kilbride, Glasgow, South Lanarkshire, G74

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

RAISED GROUND FLOOR APARTMENT | BRIGHT SPACIOUS LIVING AREA WITH BALCONY | FITTED KITCHEN | EPC R...

SOLD PRICE HISTORY	
29 Aug 2022	£63,000
9 Jun 2010	£58,500

Marketed from 5 Jul 2022 to 30 Jul 2022 (24 days) by YOUR MOVE, Hamilton



£55,000



## 1 bedroom apartment for sale

Lochaber Place, East Mains, EAST KILBRIDE

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

\*\* Open 7 Days A Week \*\*\* Home Report Available on Our Website Homeconnexions.co.uk \*\* Very We...

SOLD PRICE HISTORY	
31 Oct 2022	£60,000
11 Dec 2002	£34,000

Marketed from 21 Sep 2022 to 10 Nov 2022 (49 days) by Home Connexions, 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: **0-2 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.



Urquhart Drive East Kilbride Glasgow G74

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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