

LET PROPERTY PACK

INVESTMENT INFORMATION

Urquhart Drive East Kilbride Glasgow G74

203690362









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



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

203690362

Lounge









Kitchen







Bedrooms







Exterior









Initial Outlay





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

PROPERTY VALUATION



Stamp Duty ADS @ 6% £3,000

LBTT Charge £0

Legal Fees £1,000

Total Investment £54,000

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.

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

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
Total Monthly Costs	£77.50	£100.00
Monthly Net Income	£247.50	£450.00
Annual Net Income	£2,970.00	£5,400.00
Net Return	5.50%	10.00%

Return Stress Test Analysis Report





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

Annual Net Income £4,300

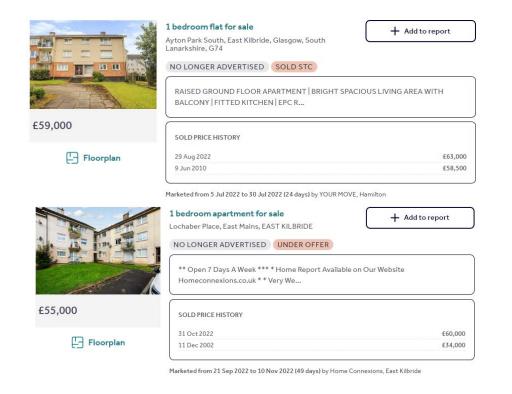
Adjusted To

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.



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 bedroom flat

James Watt Street, Glasgow, G2

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 2033951

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





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

CURRENTLY ADVERTISED

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

£950 pcm

Marketed from 16 Apr 2024 by Clyde Property, Clarkston

+ Add to report

+ Add to report

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.





Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Urquhart Drive East Kilbride Glasgow G74



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.