

LET PROPERTY PACK

INVESTMENT INFORMATION

Lairhills Road, East Kilbride,
Glasgow G75

206998776

 www.letproperty.co.uk





Property Description

Our latest listing is in Lairhills Road, East Kilbride, Glasgow G75

Get instant cash flow of **£755** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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



Lairhills Road, East
Kilbride, Glasgow G75

206998776



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

GaRoaden Ground Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £755

Market Rent: £1,150

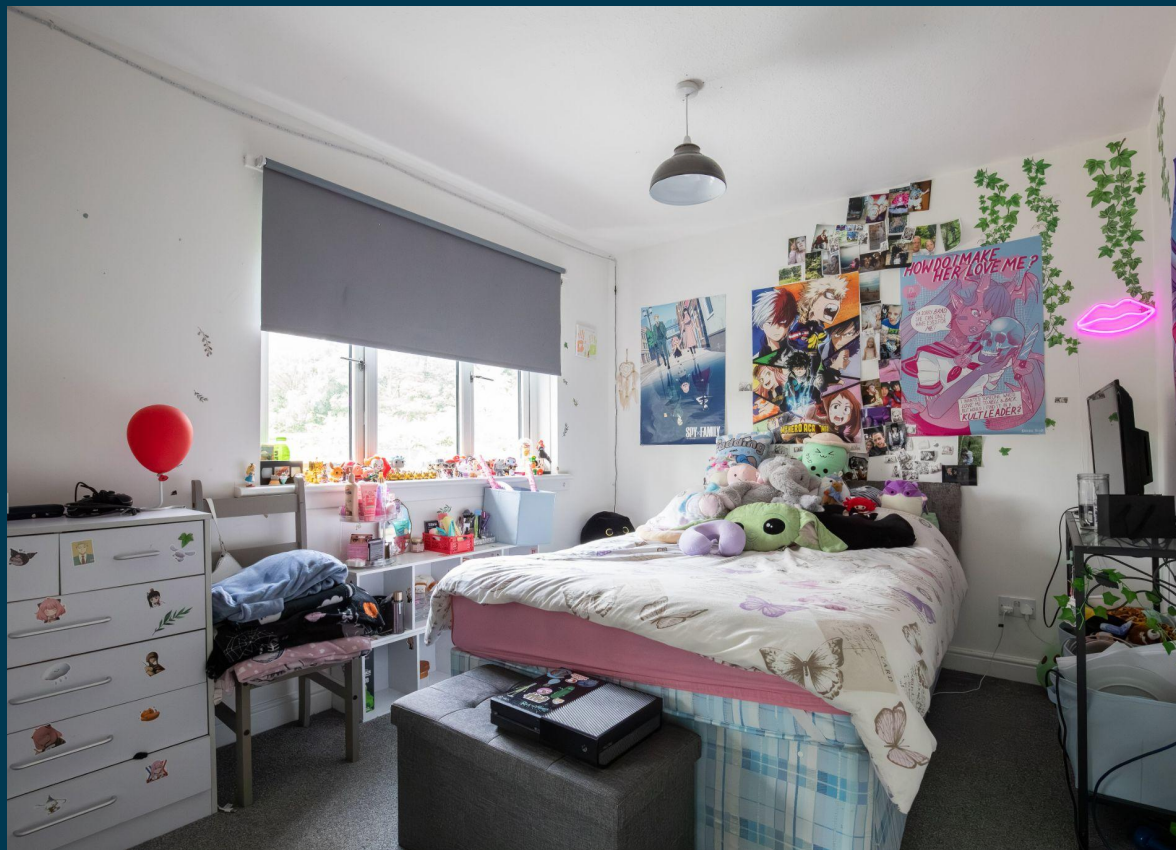
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
LBTT Charge	£400
Legal Fees	£1,000.00
Total Investment	£52,550.00

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 £755 per calendar month but the potential market rent is



£ 1,150

Returns Based on Rental Income	£755	£1,150
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£75.50	£115.00
Total Monthly Costs	£606.13	£645.63
Monthly Net Income	£148.88	£504.38
Annual Net Income	£1,786.50	£6,052.50
Net Return	3.40%	11.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,752.50**
Adjusted To

Net Return **7.14%**

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

Annual Net Income **£3,577.50**
Adjusted To

Net Return **6.81%**

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 £170,000.



£170,000



3 bedroom terraced house for sale

Chalmers Drive, Murray, EAST KILBRIDE

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

* Beautifully Presented, Bright & Spacious Three Bedroom Mid Terraced Home *
Spacious Lounge Dini...

SOLD PRICE HISTORY	
9 Oct 2023	£180,000
13 May 2009	£99,999

Marketed from 26 May 2023 to 11 Oct 2023 (138 days) by Home Connexions, East Kilbride



£170,000



3 bedroom semi-detached house for sale

Naysmyth Bank, East Kilbride, South Lanarkshire, G75

+ Add to report

NO LONGER ADVERTISED SOLD STC






Stunning Kitchen | Modern Bathroom | Gas Central Heating | Double Glazing | Multicar Driveway | S...

SOLD PRICE HISTORY	
27 Oct 2022	£188,500
1 May 2019	£150,630

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**
-  StandaRoad Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in oRoader
-  Current term of tenancy: **3 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.



Lairhills Road, East Kilbride, Glasgow G75

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 3Road party RICS Chartered Surveyor.



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