

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rutherglen, Glasgow, G73

188556968

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





## Property Description

Our latest listing is in Rutherglen, Glasgow, G73

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **12.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Rutherglen, Glasgow, G73

188556968



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £12.00 per month**

**Ground Rent: Freehold**

**Lease Length: Freehold**

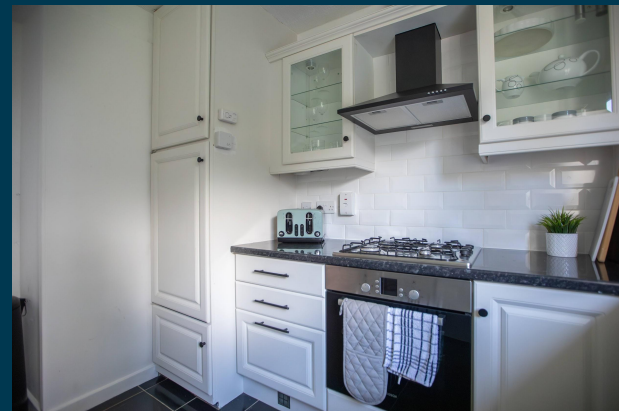
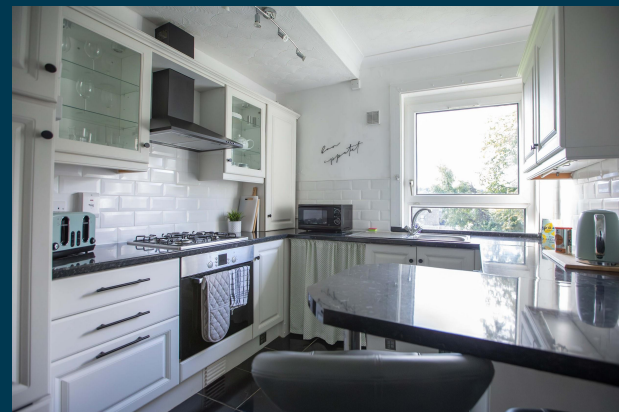
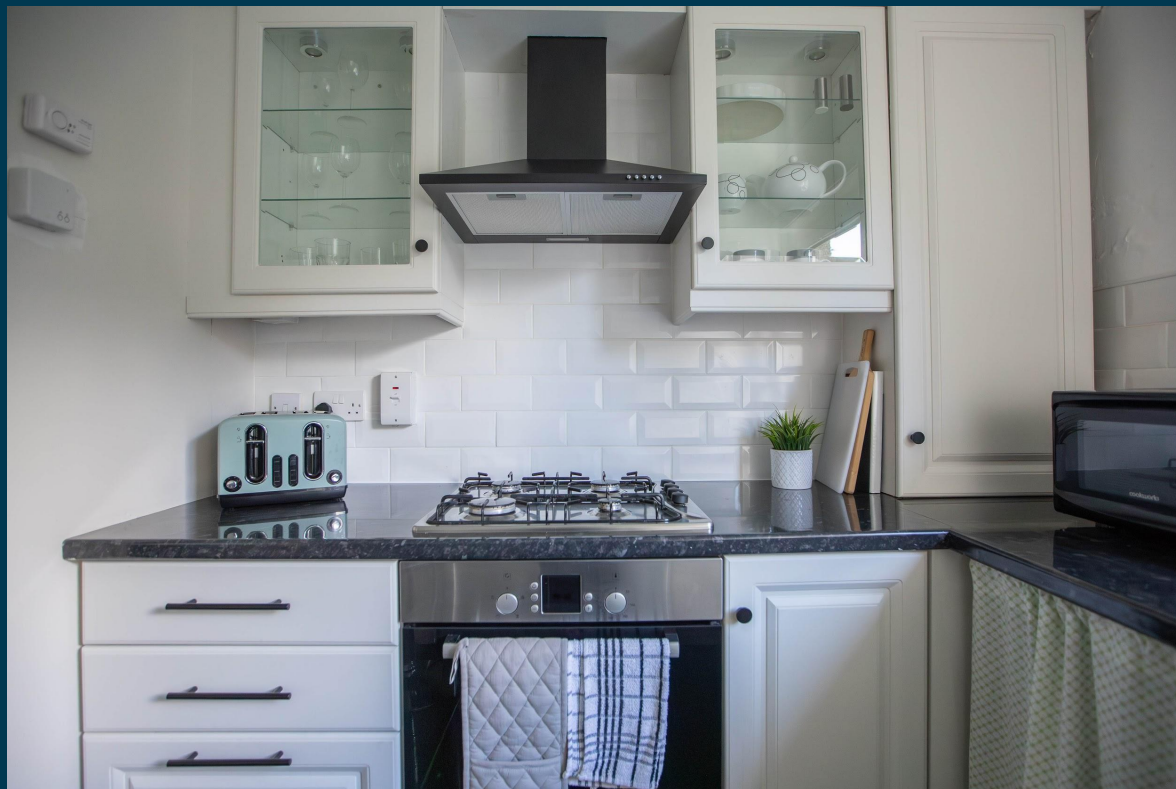
**Current Rent: Vacant**

**Market Rent: £820**

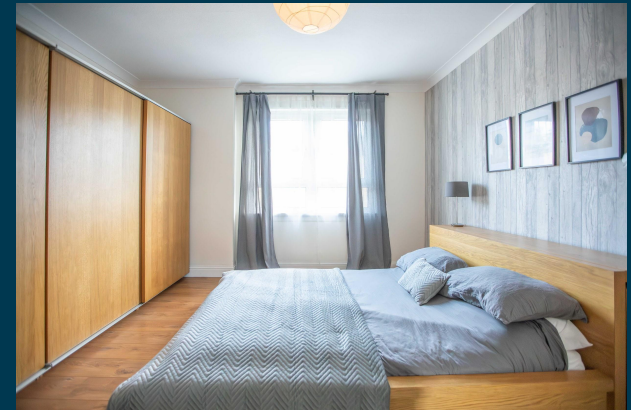
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	<b>£20,000.00</b>
Stamp Duty ADS @ 6%	<b>£4,800.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£25,800.00</b>

# Projected Investment Return



The potential monthly market rent for this property is

 **£ 820**

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.



<b>Returns Based on Rental Income</b>	<b>£820</b>
Mortgage Payments on £60,000.00 @ 5%	<b>£250.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£12.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£82.00</b>
<b>Total Monthly Costs</b>	<b>£359.00</b>
<b>Monthly Net Income</b>	<b>£461.00</b>
<b>Annual Net Income</b>	<b>£5,532.00</b>
<b>Net Return</b>	<b>21.44%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,892.00**  
Adjusted To

Net Return                      **15.09%**

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

Annual Net Income      **£4,332.00**  
Adjusted To

Net Return                      **16.79%**

# 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 £89,000.



**2 bedroom apartment for sale**  
Main Street, Rutherglen, Glasgow

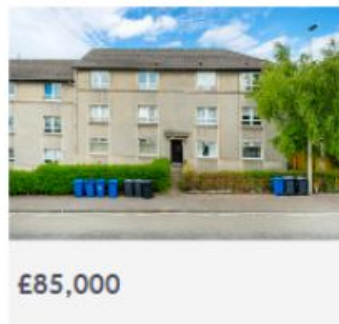
+ Add to report

NO LONGER ADVERTISED

Key features

Property Type Apartment | Gas is currently supplied to the property | The property has a Private Garden listed available as outdoor spaces

Marketed from 21 Dec 2021 to 3 Feb 2022 (43 days) by Miller Estate Agents, Powered by Keller Williams, Glasgow



**2 bedroom flat for sale**  
Flat 2, 404 Main Street, Rutherglen, Glasgow, G73

+ Add to report

CURRENTLY ADVERTISED UNDER OFFER

Spacious 2-bedroom ground floor flat | Private front and side gardens with large shed | Ideal fir...

Marketed from 14 Jun 2024 by Pacitti Jones, Burnside

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

## 2 bedroom apartment

+ Add to report

Main Street, Rutherrglen, Glasgow

NO LONGER ADVERTISED

Marketed from 1 Jul 2023 to 3 Aug 2023 (33 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns



£825 pcm

## 2 bedroom flat

+ Add to report

37 Scioncroft Avenue, Rutherglen, G73 3HS






NO LONGER ADVERTISED LET AGREED

Marketed from 13 Oct 2022 to 17 Nov 2022 (34 days) by Property Bureau, Bearsden

# 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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**  
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](http://www.letproperty.co.uk)

Rutherglen, Glasgow, G73

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 3rd party RICS Chartered Surveyor.



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