

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandyknowes Road,
Cumbernauld, G67

210967065

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandyknowes Road, Cumbernauld, G67

Get instant cash flow of **£675** per calendar month with a **9.9%** Gross Yield for investors.

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...



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Property Key Features

4 Bedrooms

1 Bathroom

Garden Ground Space

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

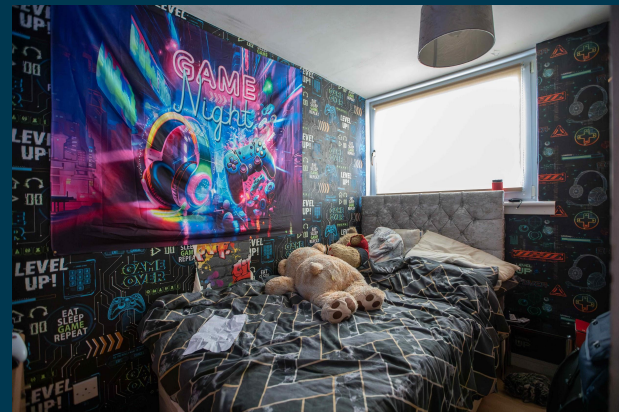
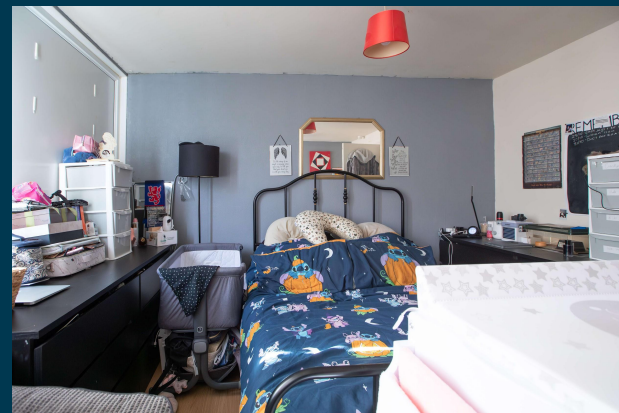
Lease Length: Freehold

Current Rent: £675

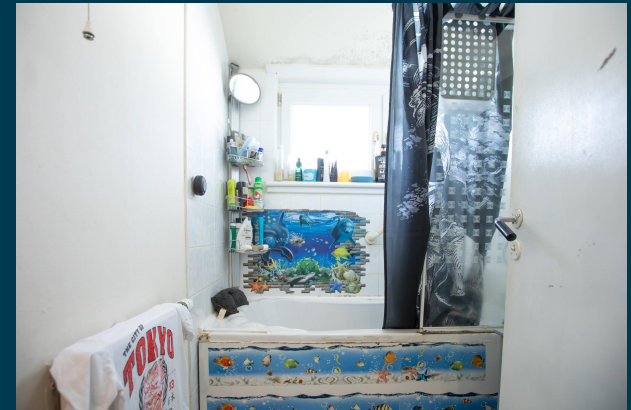
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £61,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 82,000.00

25% Deposit	£20,500.00
Stamp Duty ADS @ 6%	£4,920.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£26,420.00

Projected Investment Return



The monthly rent of this property is currently set at



£ 675

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.



Returns Based on Rental Income	£675
Mortgage Payments on £61,500.00 @ 5%	£256.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£67.50
Total Monthly Costs	£338.75
Monthly Net Income	£336.25
Annual Net Income	£4,035.00
Net Return	15.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,685.00**
Adjusted To

Net Return **10.16%**

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



Annual Net Income **£2,805.00**
Adjusted To

Net Return **10.62%**

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 £90,000.

 <p>View details</p> <p>£90,000</p>	4 bedroom terraced house for sale	+ Add to report
Sandyknowes Road, Glasgow, G67		
NO LONGER ADVERTISED SOLD STC		
Marketed from 25 Nov 2021 to 19 Jan 2022 (54 days) by Purplebricks, covering Glasgow		
Mid Terraced House Four Bedrooms Located In Popular Carbrain Area Of Cumbernauld Spacious A...		
 <p>£78,995</p>	4 bedroom terraced house for sale	+ Add to report
Sandyknowes Road, Cumbernauld		
NO LONGER ADVERTISED		
Marketed from 30 Apr 2022 to 12 Sep 2022 (135 days) by Robinson Moore, Cumbernauld		
FOUR BEDROOM MID TERRACE SOUTH CARBRAIN LOCATION DOWNSTAIRS W/C SPACIOUS KITCHEN BRIGHT L...		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

4 bedroom terraced house

+ Add to report

Wallbrae Road, Cumbernauld, Glasgow, G67

NO LONGER ADVERTISED

Marketed from 29 Jun 2023 to 17 Jul 2023 (17 days) by OpenRent, London



£950 pcm

4 bedroom end of terrace house

+ Add to report

Wallbrae Road, Cumbernauld, Glasgow, G67

NO LONGER ADVERTISED

Marketed from 3 Jun 2024 to 5 Jun 2024 (1 days) by OpenRent, London

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: **5 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

Sandyknowes Road, Cumbernauld, G67

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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