

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wirran Place, Glasgow, G13  
4NE

Offers Over **£124,000.00**

184552190

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





## Property Description

Our latest listing is a Wirran Place, Glasgow, G13 4NE

Get instant cash flow of **£675.00** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

Surrounding the property there are several **Primary, Secondary & Nursery Schools** and as it's in close proximity to the **Clydebank Shopping Centre** and **Great Western Retail Park**, it makes available countless amenities.

The property is perfect for renting out to families which will make it a reliable investment for an investor.

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



Wirran Place, Glasgow,  
G13 4NE

184552190



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Private Driveway**

**Spacious Rooms**

**Factor Fees: £0.00**

**Current Rent: £675.00**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
Legal Fees	£1,000.00
Refurbishment	£5,200.00
Total Investment	£52,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £675.00 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£675.00	£800
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£67.50	£80.00
<b>Total Monthly Costs</b>	<b>£551.25</b>	<b>£563.75</b>
<b>Monthly Net Income</b>	<b>£123.75</b>	<b>£236.25</b>
<b>Annual Net Income</b>	<b>£1,485.00</b>	<b>£2,835.00</b>
<b>Net Return</b>	<b>2.82%</b>	<b>5.38%</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      **£1,235.00**  
Adjusted To

Net Return                      **2.34%**

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

Annual Net Income      **£585.00**  
Adjusted To

Net Return                      **1.11%**

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 £200,000.00.



## 2 bedroom end of terrace house for sale

Wirran Place, Peterson Park, Knightswood, Glasgow

NO LONGER ADVERTISED SOLD STC

### Key features

End Terraced Villa | Generous Corner Gardens | Scope for extension to side / rear | Attractive decor throughout | Monoblocked Off Street Parking ...

Marketed from 6 Nov 2020 to 7 May 2021 (181 days) by Caledonia Bureau, Clydebank

### Sold price history

8 Mar 2021	£127,500
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+ Add to report

End terrace property  
Driveway  
Good condition  
Offers over £128,000  
Sold for £127,500 in 2021

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 £200,000.00.



## 2 bedroom terraced house for sale

20 Duntreath Avenue, Knightswood, Glasgow, G13 4LF

NO LONGER ADVERTISED UNDER OFFER

### Key features

Beautifully presented throughout | End terraced villa | Landscaped large gardens | Professionally extended | Popular location | Fitted kitchen | ...

Marketed from 23 Mar 2021 to 17 May 2021 (55 days) by Pacitti Jones, Glasgow

### Sold price history

17 May 2021	£200,000
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+ Add to report

End terraced property  
Driveway  
Good condition  
Offers over £165,000  
Sold for £200,000 in 2021

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 £200,000.00.



£142,000

## 2 bedroom end of terrace house for sale

65 Bradan Avenue, GLASGOW

NO LONGER ADVERTISED

### Key features

End terraced villa on large corner plot | Immaculate interior | Lounge through dining room | Modern fitted kitchen with door to rear garden | 2 ...

Marketed from 31 Dec 2020 to 22 Mar 2021 (81 days) by Moving Estate Agents, Glasgow

+ Add to report

End terraced property  
Good condition  
Driveway  
Offers over £142,000

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 £200,000.00.



### 2 bedroom end of terrace house for sale

2 Reelick Avenue Knightswood Glasgow G13 4NF

NO LONGER ADVERTISED UNDER OFFER

#### Key features

End Terrace | New Bathroom | New WC | New Carpets | New Boiler |  
Floored and lined loft

Marketed from 25 Feb 2021 to 4 May 2021 (67 days) by Ruthven Keenan Pollock & Co, Anniesland

#### Sold price history

10 Jun 2021	£155,000
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+ Add to report

End terraced property  
Great condition  
Bathroom and WC  
Offers over £139,000  
Sold for £155,000 in 2021

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 £200,000.00.



### 3 bedroom end of terrace house for sale

11 Riddon Avenue, Glasgow, G13 4NJ

NO LONGER ADVERTISED

#### Key features

CLOSING DATE SET - Tuesday 28th September - Excellent three-bedroom end-terrace, generous corner plot, potential to extend (STPP) ...

Marketed from 8 Sep 2021 to 8 Feb 2022 (153 days) by McEwan Fraser Legal, Edinburgh

#### Sold price history

6 Dec 2021	£165,000
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+ Add to report

End terrace property  
Driveway and garage space  
Good condition  
Offers over £140,000  
Sold for £165,000 in 2021



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800.00 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 2 bedroom end of terrace house

Riddon Avenue, Knightswood, GLASGOW, Lanarkshire, G13

NO LONGER ADVERTISED

LET AGREED

### Key features

End of Terrace Family home | Extra Attic Room or Playroom | Large Garden  
| Newly refurbished

Marketed from 15 Feb 2021 to 5 Mar 2021 (17 days) by Fineholm, Glasgow

+ Add to report



£830 pcm

## 2 bedroom end of terrace house

Riddon Avenue, Knightswood, Glasgow, G13

NO LONGER ADVERTISED

LET AGREED

### Key features

DEPOSIT £300 - Spacious two bedroom end terrace, family home with extra attic room, large garden and driveway, Available 16th July 2022.

Marketed from 3 Jul 2022 to 28 Jul 2022 (25 days) by DJ Alexander, Glasgow

+ Add to report

# Refurbishment Breakdown Report



If the property is currently tenanted then we do not recommend refurbishing the property straight away.

This refurbishment breakdown illustrates the required work from an investor if the tenant was to leave the property and they were looking to achieve a high market value around the values shown in the comparables report.

**Let Property Refurbishments** can carry out the following works optionally on behalf of the buyer of this property. Please speak to our team for more info.







	Cost
Painting/Plastering	<b>£2,400</b>
Flooring	<b>£1,500</b>
Front & Back Door	<b>£1,300</b>
<b>Total Cost:</b>	<b>£5,200</b>

# 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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 Years+**
-  Pets: **None**
-  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.



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

Wirran Place, Glasgow, G13 4NE

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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