

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ledard Road Glasgow, G42  
9RE

192680398

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





## Property Description

Our latest listing is in Ledard Road Glasgow, G42 9RE

Get instant cash flow of **£500.00** per calendar month with a **2.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **5.0%** if the rent was increased to market rate.

As the property is situated in a prime rental area within Mount Florida and has long term tenants situated, it would be a reliable long term addition to an investors portfolio.

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



Ledard Road Glasgow,  
G42 9RE

192680398



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Three Piece Bathroom**

**Factor Fees: £30.00**

**Current Rent: £500.00**

**Market Rent: £850**

# Lounge





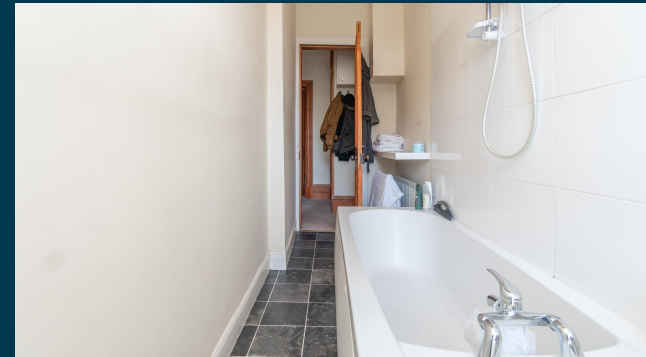
# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 205,000.00

25% Deposit	£51,250.00
Stamp Duty ADS @ 6%	£12,300.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£64,550.00</b>

# Projected Investment Return

The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 850



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	£500.00	£850
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£50.00	£85.00
<b>Total Monthly Costs</b>	<b>£735.63</b>	<b>£770.63</b>
<b>Monthly Net Income</b>	<b>-£235.63</b>	<b>£79.38</b>
<b>Annual Net Income</b>	<b>-£2,827.50</b>	<b>£952.50</b>
<b>Net Return</b>	<b>-4.38%</b>	<b>1.48%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£747.50**

Net Return **-1.16%**

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


Annual Net Income Adjusted To **-£2,122.50**


Net Return **-3.29%**

# 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 £219,000.00.

 Floorplan



**£209,000**

## 2 bedroom flat for sale

3/2, 177 Ledard Road, Battlefield, G42 9RE


NO LONGER ADVERTISED UNDER OFFER


### Key features

Bright top floor corner position | Double aspect living room | Two generous double bedrooms | Double glazed and gas central heating | ...

Marketed from 19 Aug 2022 to 14 Oct 2022 (55 days) by Corum, Shawlands

+ Add to report

 Floorplan



**£219,000**

## 2 bedroom apartment for sale

Ledard Road, Flat 3/1, Battlefield, Glasgow, G42 9RE

NO LONGER ADVERTISED UNDER OFFER

### Key features

Two Bedrooms | Top (floor) Floor | Corner Bay Windowed Lounge | Large Dining Kitchen | Gas Central Heating | Double Glazing | Secure Entry | Well ...

Marketed from 12 Oct 2022 to 3 Jan 2023 (83 days) by Clyde Property, Shawlands

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900.00 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom flat

Ledard Road, Battlefield, Glasgow, G42

NO LONGER ADVERTISED

### Key features

Traditional two bed tenement flat in popular Battlefield location.

Marketed from 30 May 2022 to 6 Jun 2022 (7 days) by Shanta Residential, Glasgow

+ Add to report



£900 pcm

## 2 bedroom flat

Ledard Road, Langside, Glasgow, G42

NO LONGER ADVERTISED LET AGREED

### Key features

Superb ground floor, two bed, furnished blonde sandstone tenement flat located in Langside.






Marketed from 17 May 2022 to 5 Jul 2022 (48 days) by Western Lettings, Glasgow

+ 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**
-  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: **5 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.



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

Ledard Road Glasgow, G42 9RE

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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