

LET PROPERTY PACK

INVESTMENT INFORMATION

Nelson Street, Baillieston
G69 7JG

192784678

 www.letproperty.co.uk





Property Description

Our latest listing is in Nelson Street, Baillieston G69 7JG

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

With a space that is in good condition, and a location that has walking distance access to countless amenities, this property will prove to be a reliable rental investment over the long term.

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



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Factor Fees: £33.00

Market Rent: £550

Nelson Street, Baillieston
G69 7JG

192784678

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 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	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

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.



Returns Based on Rental Income	£550
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£33.00
Letting Fees	£55.00
Total Monthly Costs	£353.00
Monthly Net Income	£197.00
Annual Net Income	£2,364.00
Net Return	9.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,264.00**
Adjusted To

Net Return **4.90%**

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

Annual Net Income **£1,164.00**
Adjusted To

Net Return **4.51%**

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 £92,000.00.



£92,000

2 bedroom flat for sale

South Scott Street, Baillieston,
Glasgow, Lanarkshire, G69

+ Add to report

NO LONGER ADVERTISED SOLD STC

EER Band: D

SOLD PRICE HISTORY	
19 Jul 2021	£92,000



£90,000

2 bedroom flat for sale

Nelson Street, Baillieston, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

Key features

Stephen Reilly of On The Move Estate Agents is delighted to introduce to the market this two bedroom upper cottage flat situated in Nelson Street ...

Marketed from 22 Jul 2022 to 22 Nov 2022 (122 days) by On The Move Estate Agents, Coatbridge

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600.00 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom apartment

Nelson Street, Baillieston

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Upper cottage flat | Part furnished | Two bedrooms | Main door entry | Shower room | Gas central ...

SOLD PRICE HISTORY



£600 pcm

2 bedroom flat

George Street, Baillieston, G69

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Key features






Upper cottage flat | Two double bedrooms | Offered unfurnished | New kitchen | Recently painted throughout | Double glazing | Gas central ...

Marketed from 1 Sep 2021 to 27 Sep 2021 (26 days) by Countrywide Residential Lettings, Glasgow

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Short Assured Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

Nelson Street, Baillieston G69 7JG

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.



LETPROPERTY