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# LET PROPERTY PACK

## **INVESTMENT INFORMATION**

Carmichael Place, Glasgow, G42 9SY

193372942

🌐 www.letproperty.co.uk 🤇

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## **Property** Description

Our latest listing is in Carmichael Place, Glasgow, G42 9SY

Get instant cash flow of £850.00 per calendar month with a 5.8% Gross Yield for investors.

With a location that allows for easy access to countless amenities, a tenant currently situated and rewarding rental returns, this would prove to be a reliable rental income.

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

## **LETPR®PERTY**





### Carmichael Place, Glasgow, G42 9SY

193372942

2 Bedroom Factor F 1 Bathroom Current Prime Glasgow Rental Location

**Property Key Features** 

Three Piece Bathroom

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Factor Fees: £0.00

Current Rent: £850.00









## **Kitchen**







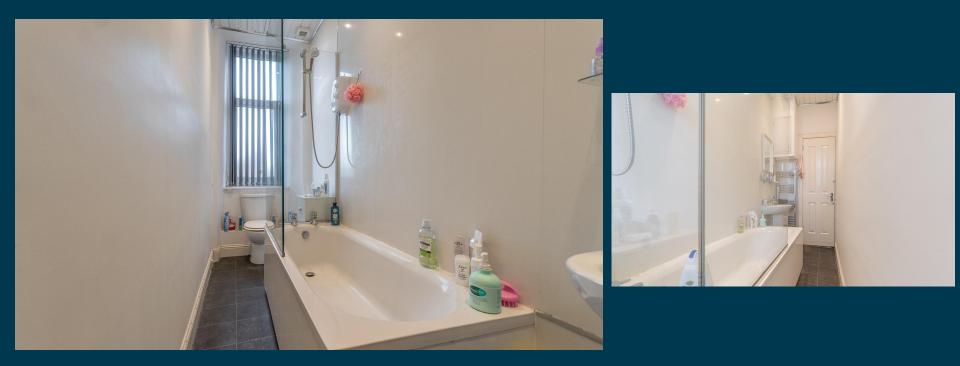
# Bedrooms





# Bathroom





# Exterior



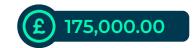






Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
Legal Fees	£1,000.00
Total Investment	£55,250.00





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	£850
Mortgage Payments on £131,250.00 @ 5%	£546.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£85.00
Total Monthly Costs	£646.88
Monthly Net Income	£203.13
Annual Net Income	£2,437.50
Net Return	<mark>4.41%</mark>

## Return Stress Test Analysis Report





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

Annual Net Income **£737.50** Adjusted To

Net Return 1.33%

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

Annual Net Income -£187.50 Adjusted To

Net Return -0.34%

## Sale Comparables Report





£185,000



Sinclair Drive, Langside, Glasgow, G42

NO LONGER ADVERTISED SOLD STC

Key features

Well presented ground floor traditional flat set within substantial blonde sandstone building situated within a much sought after and central South ...

Marketed from 28 Sep 2022 to 7 Feb 2023 (132 days) by Countrywide, Shawlands



£180,000

#### 2 bedroom flat for sale

Flat 0/2, 62 Dundrennan Road, Battlefield, G42 9SG

CURRENTLY ADVERTISED UNDER OFFER

#### Key features

Convenient ground floor position | Bay windowed living room | Two generous double bedrooms, one with en-suite | Double glazed and gas ...

Marketed from 29 Mar 2023 by Corum, Shawlands

#### + Add to report

+ 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



£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



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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





www.letproperty.co.uk

### Carmichael Place, Glasgow, G42 9SY

### 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.

