

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Glasgow,
G42 8YS

195576661

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Glasgow, G42 8YS

Get instant cash flow of **£665.00** per calendar month with a **5%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

As the property produces reasonable returns and is located within a prime rental location in Glasgow, it will make for a reliable long term investment for an investor.

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



Victoria Road, Glasgow,
G42 8YS

195576661



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £65.00

Current Rent: £655.00

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £655.00 per calendar month but the potential market rent is

£ 1,000



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	£655.00	£1,000
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£65.00	
Letting Fees	£66.50	£100.00
Total Monthly Costs	£646.50	£680.00
Monthly Net Income	£18.50	£320.00
Annual Net Income	£222.00	£3,840.00
Net Return	0.44%	7.59%

Return Stress Test Analysis Report



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

Annual Net Income **£1,840.00**
Adjusted To

Net Return **3.64%**

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

Annual Net Income **£1,440.00**
Adjusted To

Net Return **2.85%**

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 £252,640.00.

Floorplan



£165,000

2 bedroom flat for sale

Annette Street, Flat 3/2 , Govanhill,
Glasgow, G42 8EH

+ Add to report


NO LONGER ADVERTISED

UNDER OFFER

Two Bedrooms | Flawlessly Upgraded | Open Planned Dining
Kitchen & Lounge | Top Floor | Gas Centr...

Marketed from 28 Sep 2021 to 29 Nov 2021 (61 days) by Clyde Property,
Shawlands

Floorplan



£160,000

2 bedroom apartment for sale

Victoria Road, Glasgow

+ Add to report

NO LONGER ADVERTISED

SOLD STC

An incredible, fully refurbished two bedroomed tenement flat
situated in this hugely popular pock...

Marketed from 5 Apr 2023 to 21 Jul 2023 (106 days) by Rettie & Co, Shawlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Albert Road, Govanhill

+ Add to report

CURRENTLY ADVERTISED

24-7 Property are delighted to market for let this two bedroom property in the Southside of Glasg...

Marketed from 8 Sep 2023 by 24.7 Property (Scotland) Ltd, Glasgow



£1,050 pcm

2 bedroom flat

Albert Road, Glasgow, G42 8DN

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Available Now | Spacious Accommodation | Two Double Bedrooms | Furnished | Popular Locale | Close...

Marketed from 12 Aug 2023 to 1 Sep 2023 (20 days) by Slater Hogg & Howison Lettings, Shawlands

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: **2 years +**



Standard Short Assured 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

Victoria Road, Glasgow, G42 8YS

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