

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hamiltonhill Gardens,  
Glasgow, G22

184718597

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





## Property Description

Our latest listing is in Hamiltonhill Gardens, Glasgow, G22

Get instant cash flow of **£728** per calendar month with a **8.7%** Gross Yield for investors.

**With good potential rental returns and an ideal rental location with easy access to valuable amenities, this property could make for a great addition to an investors portfolio.**

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



Hamiltonhill Gardens,  
Glasgow, G22

184718597



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Open Plan Lounge**

**Bathroom and Ensuite**

**Factor Fees: £67 per month**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £728**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit

£25,000.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£34,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £728 per calendar month.

£ 728



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	£728
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£67.00
Ground Rent	Freehold
Letting Fees	£72.80
Total Monthly Costs	£467.30
Monthly Net Income	£260.70
Annual Net Income	£3,128.40
Net Return	9.20%



# Return Stress Test Analysis Report



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

Annual Net Income      **£1,672.40**  
Adjusted To

Net Return                      **4.92%**

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

Annual Net Income      **£1,628.40**  
Adjusted To

Net Return                      **4.79%**

# 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 £125,000.



## 2 bedroom flat for sale

1/3 183 Craighall Road, GLASGOW

NO LONGER ADVERTISED

### Key features

Stunning 2 bed flat | Sought after area | Refitted bathroom | Modern kitchen | Allocated parking | GCH & DG | Lounge with Juliette balcony

Marketed from 2 Jul 2021 to 9 Nov 2021 (130 days) by Moving Estate Agents, Glasgow

+ Add to report



## 2 bedroom flat for sale

92 Saracen Street, Glasgow, G22

NO LONGER ADVERTISED

SOLD STC

### Key features

Modern First Floor Flat | Lounge | Kitchen | Two Double Bedrooms | En-Suite | Bathroom | Double Glazing | Gas Central Heating | Parking | Secure ...

Marketed from 29 Nov 2021 to 20 Jan 2022 (51 days) by Purplebricks, covering Glasgow

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom flat

Craighall Road, Port Dundas, Glasgow, G4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Well presented two-bedroom, furnished property available with easy access to the city centre and ...

Marketed from 19 Dec 2022 to 12 Jan 2023 (23 days) by Western Lettings, Glasgow



£795 pcm

## 2 bedroom flat

Auckland Street, Glasgow, G22

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1532208

Marketed from 26 Oct 2022 to 29 Oct 2022 (2 days) by OpenRent, London



# 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: **4 years+**



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

Hamiltonhill Gardens, Glasgow, G22 5PR

184718597

Interested in this  
**property investment?**

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**