

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodhead Avenue,
Kirkintilloch, Glasgow, G66
3DL

196283207

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodhead Avenue, Kirkintilloch, Glasgow, G66 3DL

Get instant cash flow of **£550** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With easy and convenient access to valuable amenities, close proximity to the Kirkintilloch Town Centre and an easily achievable potential market rent that will ensure great returns, this property would be a brilliant addition to an investors portfolio.

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



Woodhead Avenue,
Kirkintilloch, Glasgow,
G66 3DL

196283207



Property Key Features

2 Bedroom

1 Bathroom

Modern Kitchen

Garden Grounds

Factor Fees: £0.00

Current Rent: £550

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 900



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	£900
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£55.00	£90.00
Total Monthly Costs	£507.50	£542.50
Monthly Net Income	£42.50	£357.50
Annual Net Income	£510.00	£4,290.00
Net Return	1.15%	9.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,490.00**
Adjusted To

Net Return **5.61%**

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

Annual Net Income **£2,190.00**
Adjusted To

Net Return **4.93%**

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 £170,100.00.

Floorplan

£129,500

2 bedroom flat for sale + Add to report

Woodhead Avenue, Kirkintilloch, G66 3DL

NO LONGER ADVERTISED **SOLD STC**

SOLD BY TOWN & COUNTRY ESTATE AGENTS | SIMILAR PROPERTIES URGENTLY REQUIRED | CALL FOR FREE VALUA...

Marketed from 7 Oct 2020 to 16 Dec 2020 (70 days) by Town & Country Estate Agents, Lenzie

Floorplan

£125,000

2 bedroom flat for sale + Add to report

Woodhead Avenue, Kirkintilloch, Glasgow, East Dunbartonshire, G66

NO LONGER ADVERTISED **SOLD STC**

**** CLOSING FOR OFFERS ON WEDNESDAY 15TH FEBRUARY AT 12 NOON **** Beautifully presented two bedroom ...

SOLD PRICE HISTORY

24 Apr 2023	£156,236
-------------	----------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995.00 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

Townhead, Kirkintilloch, East Dunbartonshire, G66

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 28 Mar 2023 to 26 Apr 2023 (29 days) by Homes For Good, Glasgow



£900 pcm

2 bedroom flat

Gresham Drive, Kelvin Gait, Kirkintilloch, G66

+ Add to report

NO LONGER ADVERTISED LET AGREED






Large new build property | Kelvin Gait | Residents parking | Walk-in condition | En-suite | Avail...

Marketed from 10 Nov 2022 to 25 Nov 2022 (15 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: **Yes**
-  Current term of tenancy: **5 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

Woodhead Avenue, Kirkintilloch, Glasgow,
G66 3DL

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