

LET PROPERTY PACK

INVESTMENT INFORMATION

Bank Street Glasgow, G12

197158394

 www.letproperty.co.uk





Property Description

Our latest listing is in Bank Street Glasgow, G12

Get instant cash flow of **£2,100** per calendar month with a **8.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Bank Street Glasgow, G12

197158394



Property Key Features

4 Bedrooms

1 Bathroom

Great Condition

Easy Access to Local Amenities

Factor Fees: £32.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,100

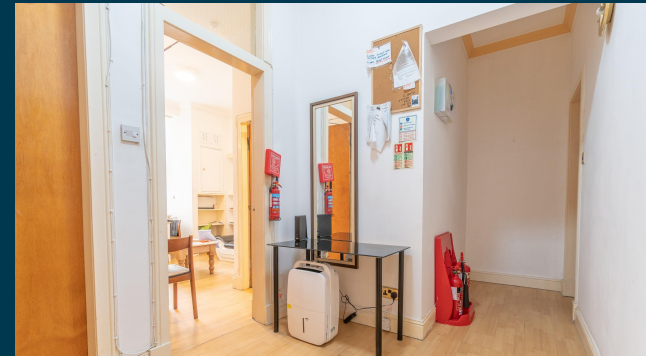
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £295,000.00 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 295,000.00

25% Deposit **£73,750.00**

Stamp Duty ADS @ 8% **£23,600.00**

LBTT Charge **£4,350**

Legal Fees **£1,000.00**

Total Investment **£102,700.00**

Projected Investment Return



The monthly rent of this property is currently set at £2,100 per calendar month.



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	£2,100
Mortgage Payments on £221,250.00 @ 5%	£921.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£32.00
Ground Rent	Freehold
Letting Fees	£210.00
Total Monthly Costs	£1,178.88
Monthly Net Income	£921.13
Annual Net Income	£11,053.50
Net Return	10.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,853.50**
Adjusted To

Net Return **6.67%**

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

Annual Net Income **£6,628.50**
Adjusted To

Net Return **6.45%**

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 £375,000.



£375,000

4 bedroom flat for sale

Bank Street, Hillhead

CURRENTLY ADVERTISED

SOLD STC

+ Add to report

Yates Hellier present to the market this rarely available, main door four bedroomed property, pla...

Marketed from 26 Jul 2023 by Yates Hellier Ltd, Glasgow



£199,950

3 bedroom flat for sale

Bank Street, Hillhead, Glasgow, G12

NO LONGER ADVERTISED

UNDER OFFER

+ Add to report

Second Floor Traditional Flat | Three Bedrooms | West End Location | Gas Central Heating

Marketed from 9 Jul 2019 to 27 Sep 2019 (79 days) by CAIRN LETTING & ESTATE AGENCY, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,200 based on the analysis carried out by our letting team at **Let Property Management**.



£3,200 pcm

4 bedroom flat

Otago Street, Woodlands, Glasgow, G12

+ Add to report

NO LONGER ADVERTISED

Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 21 Aug 2023 to 7 Sep 2023 (17 days) by Castle Residential, Paisley



£3,000 pcm

4 bedroom flat

Hamilton Park Avenue, Kelvinbridge, Glasgow, G12

+ Add to report

NO LONGER ADVERTISED

No Agency Fees | Council Tax Band: E | EPC Rating: C | Neutral Decoration | High Ceilings | Main ...

Marketed from 14 Aug 2023 to 23 Aug 2023 (9 days) by Regent Property Glasgow Ltd, 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



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PROPERTY ID: 197158394

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.



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