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## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Station Road Blantyre, Glasgow, G72

199694280

🌐 www.letproperty.co.uk 🤇

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## **Property Description**

Our latest listing is in Station Road Blantyre, Glasgow, G72

Get instant cash flow of £850 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £1,300 which would provide the investor a Gross Yield of 10.1% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

#### **LE7PR®PERTY**





#### Station Road Blantyre, Glasgow, G72

199694280

2 bedrooms Factor Fees: £61

1 bathroom

Double Glazed Window

**Communal Garden Grounds** 

Factor Fees: £61.25 Ground Rent: N/A Lease Length: N/A Current Rent: £850 Market Rent: £1,300

## Lounge





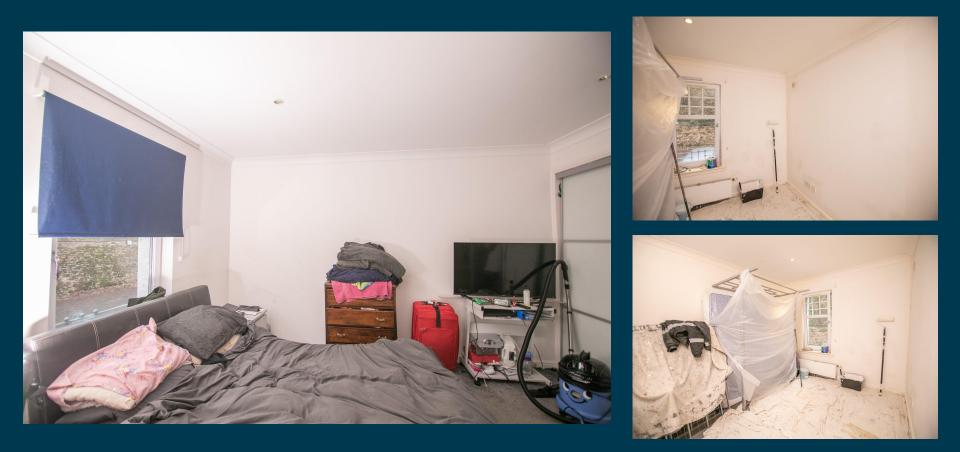
## **Kitchen**





## **Bedrooms**





## Bathroom









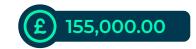






Figures based on assumed purchase price of £155,000 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£49,250.00

## **Projected** Investment Return



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. The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£1,300
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15	5.00
Approx. Factor Fees	£61	1.25
Ground Rent	N/A	
Letting Fees	£85.00	£130.00
Total Monthly Costs	£645.63	£690.63
Monthly Net Income	<b>£204.38</b>	£609.38
Annual Net Income	£2,452.50	£7,312.50
Net Return	<mark>4.98%</mark>	<mark>14.85%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£4,712.50** Adjusted To

Net Return 9.57%

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

Annual Net Income **£4,987.50** Adjusted To

Net Return

10.13%

### 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 £175,000.

The second	2 bedroom flat for sale Station Road, Blantyre, Glasgow, South Lanarkshire, G7: NO LONGER ADVERTISED SOLD STC	2 Add to report	
E I I	CLOSING DATE TUESDAY 10TH MARCH, 2020 (2) 12 ####################################		
£140,000	Marketed from 5 Mar 2020 to 26 May 2020 (81 days) by Slater Hogg & Howison, Hamilton		
A REAL PROPERTY OF	2 bedroom flat for sale Ferry View, Blantye, G72 NO LONGER ADVERTISED SOLD STC	+ Add to report	
A CONTRACTOR	Spectacular turreted garden flat within the locally ad within a histo	Imired Ferry View development	
	Marketed from 26 May 2022 to 23 Aug 2022 (88 days) by YOUR (	Marketed from 26 May 2022 to 23 Aug 2022 (88 days) by YOUR MOVE McLaughlin, Uddingston	

£165,000

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm



NO LONGER ADVERTISED

Sanderson Avenue, Uddingston, Glasgow, G71

+ Add to report

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1800166

Marketed from 15 Aug 2023 to 7 Nov 2023 (83 days) by OpenRent, London



£1,750 pcm

2 bedroom flat

Finnieston Street, Finnieston

+ Add to report

CURRENTLY ADVERTISED LET AGREED

Two Double Bedrooms | Furnished | Private Balcony | Master Ensuite | Private Allocated Parking | ...

Marketed from 7 Mar 2024 by Slater Hogg & Howison Lettings, West End

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

#### Station Road Blantyre, Glasgow, G72

#### 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.

