

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street Kirkintilloch
G66

199397077

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street Kirkintilloch G66

Get instant cash flow of **£395** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



Queen Street Kirkintilloch
G66

199397077



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge and Kitchen

Garden Grounds

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £395

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £395 per calendar month but the potential market rent is

£ 500



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	£395	£500
Mortgage Payments on £48,750.00 @ 4%	£162.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£39.50	£50.00
Total Monthly Costs	£217.00	£227.50
Monthly Net Income	£178.00	£272.50
Annual Net Income	£2,136.00	£3,270.00
Net Return	10.10%	15.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,270.00**
Adjusted To

Net Return **10.73%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£2,295.00**
Adjusted To

Net Return **10.85%**

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 £75,000.

 Floorplan



£60,000

1 bedroom apartment for sale

Queen Street, Kirkintilloch

NO LONGER ADVERTISED **SOLD STC**

Key features

*** Superb Central Location *** | Ground Floor Apartment | Recently Renovated Throughout | Lounge | Bedroom | Modern Fitted Kitchen | ...

Marketed from 13 Feb 2020 to 25 Mar 2021 (405 days) by CODA Estates Ltd, Glasgow

+ Add to report

 Floorplan



£67,000

1 bedroom apartment for sale

Queen Street, Kirkintilloch

NO LONGER ADVERTISED **SOLD STC**

Key features

1 double bedroom | Open plan lounge/kitchen area | Sleek bathroom | Preferred first floor position | Popular address | Double glazing | Walking ...

Marketed from 6 Aug 2021 to 9 Mar 2022 (214 days) by R & G Estate Agents Limited, Kirkintilloch

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Loch Road, Kirkintilloch, G66

+ Add to report

NO LONGER ADVERTISED

LET AGREED

One bedroom flat | First floor | Unfurnished | Available now | Gas central heating | Double glazi...

Marketed from 23 Nov 2023 to 28 Dec 2023 (35 days) by Countrywide Residential Lettings, Glasgow



£600 pcm

1 bedroom flat

Loch Road, Kirkintilloch, Glasgow, G66

+ Add to report

NO LONGER ADVERTISED






DEPOSIT £300 - Traditional, furnished one bedoom flat close to local shopping in Kirkintilloch an...

Marketed from 21 Nov 2023 to 13 Dec 2023 (22 days) by DJ Alexander, 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: **5 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.



 www.letproperty.co.uk

Queen Street Kirkintilloch G66

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.



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