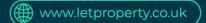


# LET PROPERTY PACK

## **INVESTMENT INFORMATION**

Queen Street Kirkintilloch G66

199397077











## **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



1 Bedroom

1 Bathroom

**Spacious Lounge and Kitchen** 

**Garden Grounds** 

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: TBC

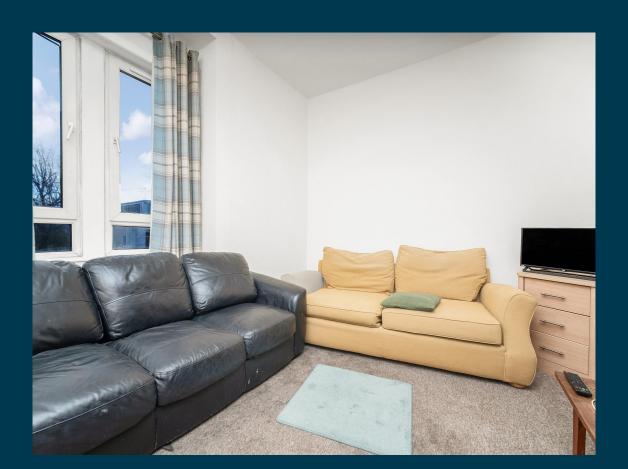
**Current Rent: £395** 

Market Rent: £500

199397077

# Lounge









# Kitchen









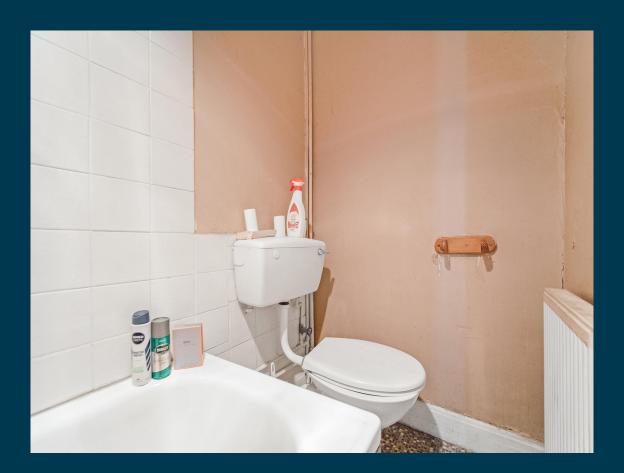
# **Bedrooms**





# Bathroom







# **Exterior**









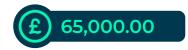
## **Initial Outlay**





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**



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**





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 £395 per calendar month but the potential market rent is



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	ТВС	
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%	<b>15.46</b> %

## **Return Stress Test Analysis** Report





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

£2,270.00

Annual Net Income

**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.





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



#### 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

+ 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**.



#### 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...

£650 pcm

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



Current term of tenancy: 5 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.





# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Queen Street Kirkintilloch G66



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.