

LET PROPERTY PACK

INVESTMENT INFORMATION

Hillfoot Street Glasgow, G31

201433408

 www.letproperty.co.uk





Property Description

Our latest listing is in Hillfoot Street Glasgow, G31

Get instant cash flow of **£735** per calendar month with a **5.7%** 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...



Hillfoot Street Glasgow,
G31

201433408



Property Key Features

2 bedrooms

2 bathrooms with WC

Double glazed window

Garden ground

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £735

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 155,000.00

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



The monthly rent of this property is currently set at £735 per calendar month but the potential market rent is

£ 1,300



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	£735	£1,300
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£73.50	£130.00
Total Monthly Costs	£572.88	£629.38
Monthly Net Income	£162.13	£670.63
Annual Net Income	£1,945.50	£8,047.50
Net Return	3.95%	16.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,447.50**
Adjusted To

Net Return **11.06%**

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

Annual Net Income **£5,722.50**
Adjusted To

Net Return **11.62%**

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 £170,500.



£150,000



Floorplan

2 bedroom flat for sale

Hillfoot Street, Dennistoun, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

CLOSING DATE THURSDAY 26TH OF MAY 12NOON. Situated on the preferred 1st floor and offering ...

Marketed from 13 May 2022 to 22 Aug 2022 (101 days) by Countrywide, Dennistoun



£145,000



Floorplan

2 bedroom flat for sale

Hillfoot Street, Dennistoun, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

This modern 2 bedroom (master with en-suite) ground floor flat offers accommodation which is idea...

Marketed from 28 Jan 2022 to 19 May 2022 (111 days) by Countrywide, Dennistoun

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

2 bedroom flat

Lilybank Terrace, Glasgow, G12

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Stunning two bedroom duplex in a highly sought after locale within Glasgows prestigious 'West End...

Marketed from 22 Sep 2022 to 3 Mar 2023 (162 days) by DJ Alexander, Glasgow



£1,775 pcm

2 bedroom flat

PLATFORM_, Anderston Quay, Glasgow

+ Add to report

NO LONGER ADVERTISED






Riverside location | Co-working space included | 250Mbps broadband available | Safe & secure deve...

Marketed from 2 Feb 2024 to 6 Feb 2024 (4 days) by PLATFORM, PLATFORM_in 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

Hillfoot Street Glasgow, G31

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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