

LET PROPERTY PACK

INVESTMENT INFORMATION

Govan Road Glasgow, G51 4RX

202789071











Property Description

Our latest listing is in Govan Road Glasgow, G51 4RX

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 11.1% if the rent was increased to market rate.

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...







Govan Road Glasgow, G51 4RX



Commercial Space

Spacious Kitchen and Dining Area

Glasgow Town Centre Location

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £650

20278907

Customer Area









Kitchen









Reception







Exterior









Initial Outlay





Figures based on assumed purchase price of £70,000 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£17,500.00**

Stamp Duty ADS @ 6% **£4,200.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £22,700.00

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.

Returns Based on Rental Income	£650
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£65.00
Total Monthly Costs	£298.75
Monthly Net Income	£351.25
Annual Net Income	£4,215.00
Net Return	18.57%

Return Stress Test Analysis Report





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

Annual Net Income

£2,915.00

Adjusted To

Net Return

12.84%

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

Annual Net Income

£3,165.00

Adjusted To

Net Return

13.94%

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



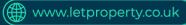
Fully compliant tenancy: N/A

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**

Govan Road Glasgow, G51 4RX



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.