

LET PROPERTY PACK

INVESTMENT INFORMATION

Govanhill Street Glasgow,
G42 7LD

202503800

 www.letproperty.co.uk





Property Description

Our latest listing is in Govanhill Street Glasgow, G42 7LD

Get instant cash flow of **£550** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Govanhill Street Glasgow,
G42 7LD

202503800



Property Key Features

1 bedroom

1 bathroom

Well kept flat

Close proximity to valuable
amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £700

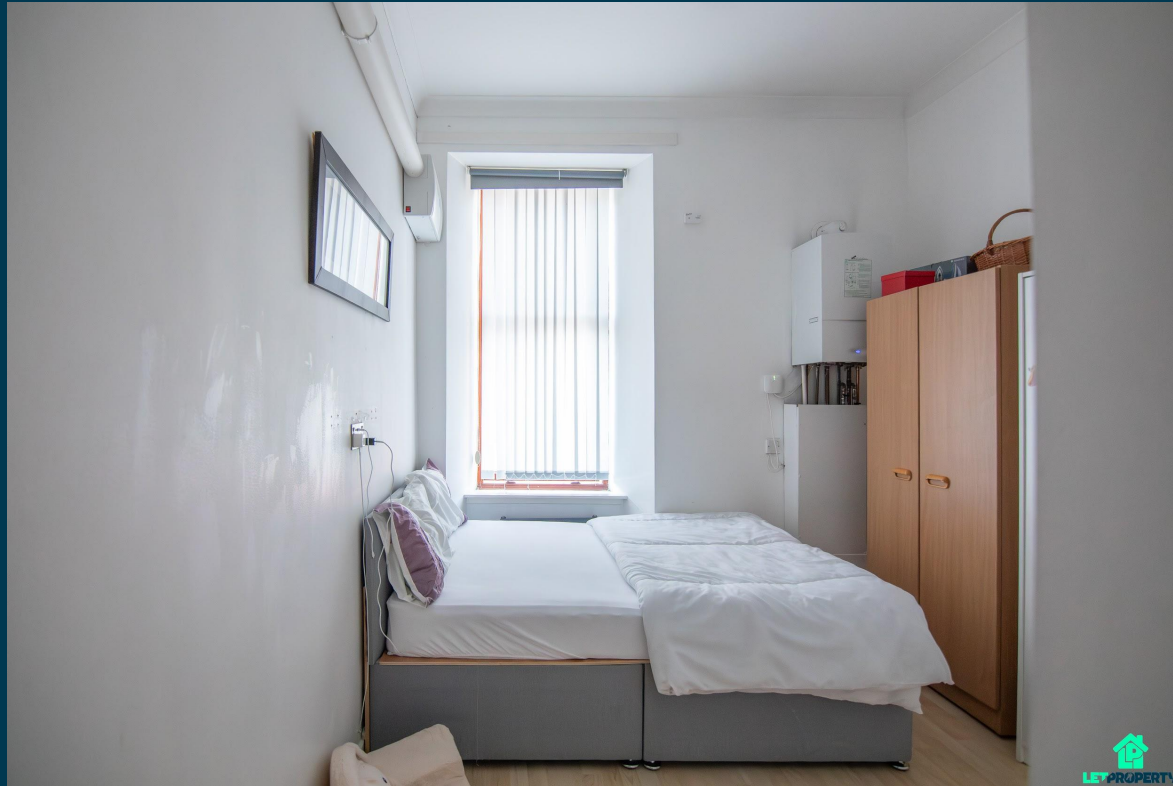
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £88,000 and borrowing of £66,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 88,000.00

| | |
|---------------------|------------|
| 25% Deposit | £22,000.00 |
| Stamp Duty ADS @ 6% | £5,280.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £28,280.00 |

Projected Investment Return

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 700



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 | £550 | £700 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £66,000.00 @ 5% | £275.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | N/A | |
| Letting Fees | £55.00 | £70.00 |
| Total Monthly Costs | £345.00 | £360.00 |
| Monthly Net Income | £205.00 | £340.00 |
| Annual Net Income | £2,460.00 | £4,080.00 |
| Net Return | 8.70% | 14.43% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,680.00**
Adjusted To

Net Return **9.48%**

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

Annual Net Income **£2,760.00**
Adjusted To

Net Return **9.76%**

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 £89,000.



£89,000

 Floorplan

1 bedroom flat for sale

3/2, 34 Govanhill Street, Glasgow, G42

NO LONGER ADVERTISED UNDER OFFER

+ Add to report

Top Floor Traditional Tenement Flat | Leafy Park Views | Oriel Window Lounge | Modern Fitted Brea...

Marketed from 19 Jul 2021 to 10 Sep 2021 (53 days) by Aberdein Considine, Shawlands



£85,000

 Floorplan

1 bedroom apartment for sale

Govanhill Street, Glasgow, City of Glasgow, G42

NO LONGER ADVERTISED

+ Add to report

Shops and amenities nearby | Fitted Kitchen | Double Glazing | Close to public transport | Commun...

Marketed from 1 Nov 2022 to 18 Jan 2023 (78 days) by Harbor Property, Baillieston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom flat

1/1 327 Victoria Road, Govanhill, Glasgow, G42 7SA

+ Add to report

CURRENTLY ADVERTISED LET AGREED

Spacious 1st floor flat | Bay window lounge | Dining kitchen | Work from home area | Gas central ...

Marketed from 8 Feb 2024 by Scottish Property Centre, Shawlands



£895 pcm

1 bedroom flat

Bankhall Street, Glasgow, G42

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1921530

Marketed from 9 Dec 2023 to 22 Dec 2023 (12 days) by OpenRent, London

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: **3 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.



www.letproperty.co.uk

Govanhill Street Glasgow, G42 7LD

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.



LETPROPERTY