

LET PROPERTY PACK

INVESTMENT INFORMATION

Strathblane Gardens
Glasgow, G13 1BX

203232452

 www.letproperty.co.uk





Property Description

Our latest listing is in Strathblane Gardens Glasgow, G13 1BX

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Strathblane Gardens
Glasgow, G13 1BX

203232452



Property Key Features

2 bedrooms

2 bathroom

Large Rooms

Close proximity to valuable amenities

Factor Fees: £80.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £700

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£47,600.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,300

Returns Based on Rental Income	£700	£1,300
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	N/A	
Letting Fees	£70.00	£130.00
Total Monthly Costs	£633.75	£693.75
Monthly Net Income	£66.25	£606.25
Annual Net Income	£795.00	£7,275.00
Net Return	1.67%	15.28%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,675.00**
Adjusted To

Net Return **9.82%**

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

Annual Net Income **£5,025.00**
Adjusted To

Net Return **10.56%**

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 £189,000.



£189,000

2 bedroom flat for sale

Strathblane Gardens , Flat 3/1 , Anniesland, Glasgow,
G13 1BX

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

HD Video Available. Highly spacious, drenched in natural light and presented in superb condition ...

Marketed from 7 Apr 2021 to 12 Oct 2021 (187 days) by Clyde Property, Westend



£175,000

2 bedroom apartment for sale

Strathblane Gardens, Anniesland, Glasgow

+ Add to report

NO LONGER ADVERTISED SOLD STC

Occupying the entire top floor, this truly unique penthouse apartment extends to circa 1100sqft a...

Marketed from 25 Aug 2022 to 24 Dec 2022 (120 days) by Rettie, West End

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom flat

Dorchester Avenue, Kelvindale, Glasgow, G12

+ Add to report

NO LONGER ADVERTISED

Executively furnished apartment | Lift Access | En-suite bathroom with shower | Dual Aspect Loung...

Marketed from 16 Oct 2023 to 20 Nov 2023 (35 days) by Robb Residential, Glasgow



£1,495 pcm

2 bedroom flat

Blanefield Gardens, Glasgow, G13

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1697779

Marketed from 18 May 2023 to 21 Aug 2023 (95 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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

Strathblane Gardens Glasgow, G13 1BX

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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