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# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Harbury Place Glasgow, G14

203314595

( www.letproperty.co.uk

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# **Property** Description

Our latest listing is in Harbury Place Glasgow, G14

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.

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...

### **LETPR®PERTY**





### Harbury Place Glasgow, G14

203314595

Property Key Features

3 bedrooms 1 bathroom with WC Double Glazed Window Parking Space

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £700 Market Rent: £1,300







# **Kitchen**

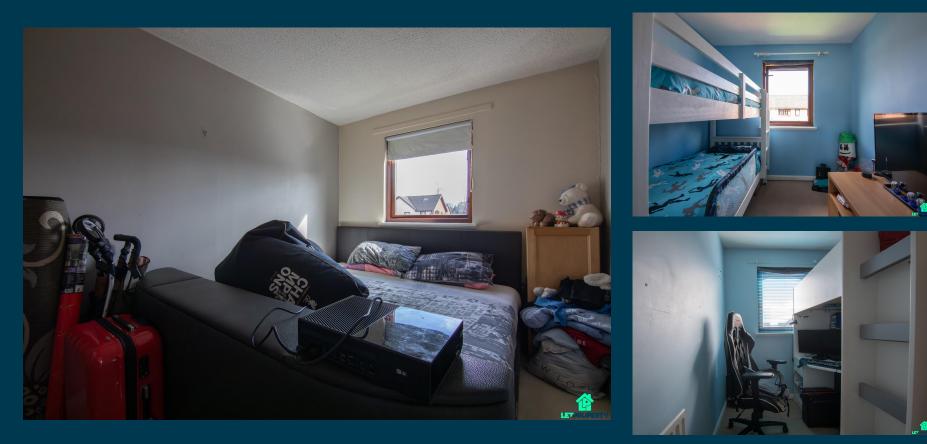






# Bedrooms





# Bathroom





# Exterior



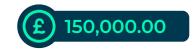






Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### **PROPERTY VALUATION**



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



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 £700 per calendar month but the potential market rent is  $\bigcirc$ 



LETOR(I)DER

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	£0.	.00
Ground Rent	N/A	
Letting Fees	£70.00	£130.00
Total Monthly Costs	£553.75	£613.75
Monthly Net Income	£146.25	£686.25
Annual Net Income	£1,755.00	£8,235.00
Net Return	<mark>3.69%</mark>	<mark>17.30%</mark>

### Return Stress Test Analysis Report





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

Annual Net Income **£5,635.00** Adjusted To

Net Return 11.84%

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

Annual Net Income **£5,985.00** Adjusted To

Net Return

12.57%

## 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 £152,000.

	3 bedroom terraced house for sale Harbury Place, Yoker, Glasgow, G14 0LH NO LONGER ADVERTISED SOLD STC Modern Mid terraced Villa   Superb presentation througho apartments   Earl	+ Add to report
£135,995	SOLD PRICE HISTORY	
E Floorplan	21 Jan 2020	£139,000
	3 bedroom terraced house for sale 30 Harbury Place, Yoker, G14 0LH NO LONGER ADVERTISED UNDER OFFER 3 Bedrooms   DINING SIZE KITCHEN   End Terrace Villa   Cuminute walk to	+ Add to report
£139,995	SOLD PRICE HISTORY	
E Floorplan	23 Jul 2019	£152,000

Marketed from 7 May 2019 to 19 Jun 2019 (42 days) by McHugh Estate Agents, Clydebank



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm



Brechanshaw, Erskine, PA8 7EZ

#### CURRENTLY ADVERTISED

Council Tax Band - D | Double Glazing | Gas Central Heating | Open Outlooks | Private Developmen...

Marketed from 5 Mar 2024 by A B PROPERTY CONSULTANTS, Baillieston



£1,700 pcm

### 3 bedroom terraced house

Earlbank Avenue, Glasgow

#### CURRENTLY ADVERTISED

+ Add to report

+ Add to report

A charming traditional terraced villa set within leafy suburban location. This delightful mid ter...

SOLD PRICE HISTORY

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

### Harbury Place Glasgow, G14

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.

