

LET PROPERTY PACK

INVESTMENT INFORMATION

Harbury Place Glasgow,
G14

203314595

 www.letproperty.co.uk





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...



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

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	£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	3.69%	17.30%

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 **£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.



£135,995



3 bedroom terraced house for sale

Harbury Place, Yoker, Glasgow, G14 0LH

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Modern Mid terraced Villa | Superb presentation throughout | Four well laid out apartments | Earl...

SOLD PRICE HISTORY

21 Jan 2020 £139,000



£139,995



3 bedroom terraced house for sale

30 Harbury Place, Yoker, G14 0LH

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

3 Bedrooms | DINING SIZE KITCHEN | End Terrace Villa | Cul-de-sac development | 15 minute walk to...

SOLD PRICE HISTORY

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

3 bedroom semi-detached house

Brechanshaw, Erskine, PA8 7EZ

+ Add to report

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

+ Add to report

CURRENTLY ADVERTISED






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

SOLD PRICE HISTORY

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

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.



LETPROPERTY