

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Nursery Street Glasgow,  
G41

201890280

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Nursery Street Glasgow, G41

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **9.5%** 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...**



Nursery Street Glasgow,  
G41

201890280



## Property Key Features

**2 bedrooms**

**2 bathrooms with WC**

**Double Glazed Window**

**Easy Access to Local Amenities**

**Factor Fees: £60.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: VACANT**

**Market Rent: £1,300**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £165,000 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
LBTT Charge	£400
Legal Fees	£1,000.00
Total Investment	£52,550.00

# Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 1,300



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	£1,300
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£60.00
Ground Rent	N/A
Letting Fees	£130.00
<b>Total Monthly Costs</b>	<b>£720.63</b>
<b>Monthly Net Income</b>	<b>£579.38</b>
<b>Annual Net Income</b>	<b>£6,952.50</b>
<b>Net Return</b>	<b>13.23%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,352.50**  
Adjusted To

Net Return                      **8.28%**

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

Annual Net Income      **£4,477.50**  
Adjusted To

Net Return                      **8.52%**

# 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 £175,000.



## 2 bedroom flat for sale

Flat 2/1, Nursery Street, Glasgow G41

+ Add to report

NO LONGER ADVERTISED

Double Glazing | Gas Central Heating | Ample on street parking | South Facing Rear Communal Court...

£175,000

Marketed from 21 Jul 2022 to 26 Aug 2022 (35 days) by easyProperty, National

Floorplan



## 2 bedroom ground floor flat for sale

Nursery Street, Glasgow

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Ground Floor Flat | Two Bedrooms | En-suite | Large Parking Area | Well-maintained Gardens

£175,000

Marketed from 27 Jun 2022 to 26 Oct 2022 (120 days) by Remax Clydesdale & Tweeddale, Carluke

Floorplan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 2 bedroom flat

Brunswick Street, Merchant City, Glasgow, G1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Furnished to high standard | Full Length Balcony | Lift to all floors | Double glazing | Shower |...

Marketed from 11 Dec 2023 to 17 Jan 2024 (36 days) by Pacitti Jones, Glasgow



£1,750 pcm

## 2 bedroom flat

Burgh Hall Street, Partick, Glasgow, G11

+ Add to report

CURRENTLY ADVERTISED





Double glazing | Shower | Washing machine | Dishwasher | Fridge Freezer

Marketed from 8 Apr 2024 by MACLEOD LETTINGS, Glasgow

# 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.



 [www.letproperty.co.uk](http://www.letproperty.co.uk)

Nursery Street Glasgow, G41

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**