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LET PROPERTY PACK

INVESTMENT INFORMATION

Nursery Street Glasgow, G41

201890280

(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

2 bedrooms 2 bathrooms with WC Double Glazed Window Easy Access to Local Amenities

Property Key Features

Factor Fees: £60.00 Ground Rent: N/A Lease Length: N/A Current Rent: VACANT Market Rent: £1,300



















Bedrooms





Bathroom





Exterior







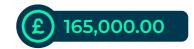






Figures based on assumed purchase price of £165,000 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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



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



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
Total Monthly Costs	£720.63
Monthly Net Income	£579.38
Annual Net Income	£6,952.50
Net Return	13.23%



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

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

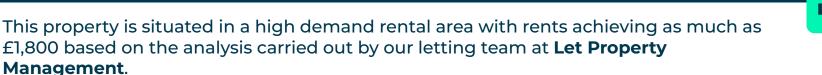
£175,000

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

Floorplan



Rent Comparables Report





£1,800 pcm



Brunswick Street, Merchant City, Glasgow, G1

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

CURRENTLY ADVERTISED

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

Marketed from 8 Apr 2024 by MACLEOD LETTINGS, Glasgow

+ Add to report

+ Add to report



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





Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A

Current term of tenancy: 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

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.

