

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gartferry Street, Glasgow,  
G21 4XQ

204200036

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





## Property Description

Our latest listing is in Gartferry Street, Glasgow, G21 4XQ

Get instant cash flow of **£685** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Gartferry Street, Glasgow,  
G21 4XQ

204200036



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Double Glazed Window**

**Bathroom is Newly Installed: 5  
years ago**

**Factor Fees: £66 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £685**

**Market Rent: £900**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit

£25,000.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£34,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £685 per calendar month but the potential market rent is

£900



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	£685	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66.00	
Ground Rent	Freehold	
Letting Fees	£68.50	£90.00
Total Monthly Costs	£462.00	£483.50
Monthly Net Income	£223.00	£416.50
Annual Net Income	£2,676.00	£4,998.00
Net Return	7.87%	14.70%



# Return Stress Test Analysis Report



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

Annual Net Income      **£3,198.00**  
Adjusted To

Net Return                      **9.41%**

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

Annual Net Income      **£3,498.00**  
Adjusted To

Net Return                      **10.29%**

# 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 £109,995.



£109,995

## 3 bedroom flat for sale

+ Add to report

Langrig Road, Glasgow, G21 4YW

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2024 to 13 Jan 2025 (83 days) by LC Estate Agents, Glasgow

3 Double Bedrooms | Upper Cottage Flat | Garden Space | Brand New Boiler | Gas Central Heating | ...



£105,000

## 3 bedroom flat for sale

+ Add to report

Balgraybank Street, Glasgow, Glasgow City, G21

NO LONGER ADVERTISED

SOLD STC



Marketed from 19 Oct 2024 to 25 Dec 2024 (66 days) by Slater Hogg & Howison, Dennistoun, Glasgow

\*\*\* SOLD @ CLOSING DATE \*\*\* \*\* SIMILAR PROPERTIES REQUIRED \*\*\* We are pleased to present a fanta...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,000 pcm</p>	<h3>3 bedroom flat</h3> <p>Fountainwell Drive, Glasgow, G21</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 2 Jul 2024 to 17 Jul 2024 (15 days) by Countrywide Residential Lettings, Glasgow</p> <p>Three bedroom flat   Secure entry   Second floor   Furnished   Available now   Electric heating  ...</p>
 <p>£995 pcm</p>	<h3>3 bedroom flat</h3> <p>Lenzie Place, Springburn, Glasgow, G21</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 4 Oct 2024 to 22 Nov 2024 (49 days) by Slater Hogg &amp; Howison Lettings, Shawlands</p> <p>Popular Location   Double Bedrooms &amp; Built in Wardrobes   Private Main Door Entry   Double Glazin...</p>



# 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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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

Gartferry Street, Glasgow, G21 4XQ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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**