

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westerton Avenue,  
Clarkston Glasgow G76

202046733

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





## Property Description

Our latest listing is in Westerton Avenue, Clarkston Glasgow G76

Get instant cash flow of **£500** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

**With long term tenant looking to remain in the property, location that allows for easy access to local amenities, and a fantastic potential rental income, this will prove to be a great addition to an investors portfolio!**

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



Westerton Avenue,  
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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £500**

**Market Rent: £950**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£33,550.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£500	£950
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£95.00
<b>Total Monthly Costs</b>	<b>£393.13</b>	<b>£438.13</b>
<b>Monthly Net Income</b>	<b>£106.88</b>	<b>£511.88</b>
<b>Annual Net Income</b>	<b>£1,282.50</b>	<b>£6,142.50</b>
<b>Net Return</b>	<b>3.82%</b>	<b>18.31%</b>

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 Adjusted To **£4,242.50**

Net Return **12.65%**

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

Annual Net Income Adjusted To **£4,567.50**

Net Return **13.61%**

# 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 £124,000.



**2 bedroom flat for sale**  
Westerton Avenue, Busby, East Renfrewshire, G76

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ideally place within this highly popular local address, an excellent opportunity to acquire in w...

£110,000



SOLD PRICE HISTORY

12 Oct 2020	£112,000
9 Nov 2016	£95,000
24 Jul 2012	£86,000

Marketed from 5 Feb 2020 to 29 Jul 2020 (174 days) by Slater Hogg & Howison, Clarkston, Glasgow



**1 bedroom flat for sale**  
10 Printers Land, Busby

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

First floor flat | Popular residential development | Highly convenient location | Modern Kitchen ...

£110,000



SOLD PRICE HISTORY

18 Oct 2023	£121,599
21 Jun 2021	£110,000
20 Feb 2017	£85,000

Marketed from 11 Jul 2023 to 19 Oct 2023 (99 days) by Corum, Clarkston



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom flat

41 Riverside Gardens, Clarkston, Glasgow, G76

+ Add to report

NO LONGER ADVERTISED LET AGREED

Great Location | Double Glazed | Very Well Presented | Residents Parking

### SOLD PRICE HISTORY

18 Dec 2006

£122,500

Marketed from 29 Oct 2010 to 20 Mar 2024 (4891 days) by Chattelle Estates, Glasgow



View details

£975 pcm

## 2 bedroom flat

Glenville Terrace, Clarkston, Glasgow, G76

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1431574

Marketed from 15 Jun 2023 to 5 Jul 2023 (19 days) by OpenRent, London

# 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.



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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.



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