

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Westerton Avenue, Clarkston Glasgow G76

202046733

(www.letproperty.co.uk





Property Description

Our latest listing is in Westerton Avenue, Clarkston Glasgow G76

Get instant cash flow of £560 per calendar month with a 6.4% 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...

LETPR@PERTY





Westerton Avenue, Clarkston Glasgow G76

202046733

1 Bedroom 1 Bathroom Spacious Lounge Three Piece Bathroom

Ø

Property Key Features

Factor Fees: £0.00

Current Rent: £560

Market Rent: £950







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

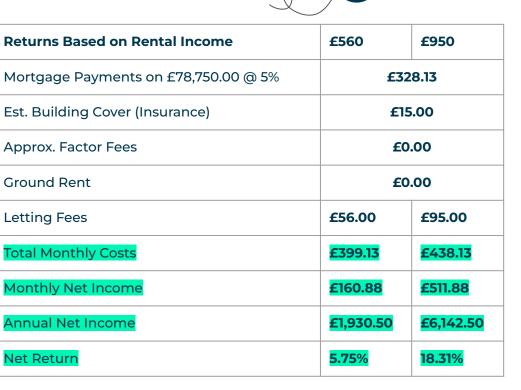


25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£33,550.00

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 monthly rent of this property is currently set at £560 per calendar month but the potential market rent is \bigcirc



950

Return Stress Test Analysis Report





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

Annual Net Income **£4,242.50** Adjusted To

Net Return 12.65%

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

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

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 NO LONGER ADVERTISED SOLD STC	+ Add to report
	Ideally place within this highly popular local address, an excellent acquire in w	opportunity to
£110,000	SOLD PRICE HISTORY	
-	12 Oct 2020	£112,000
E- Floorplan	9 Nov 2015	£95,000
	24 Jul 2012	E86,000

NO LONGER ADVERTISED UNDER OFFER

1 bedroom flat for sale

10 Printers Land, Busby

Kitchen

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

+ Add to report



Floorplan

£110,000

8	
SOLD PRICE HISTORY	
18 Oct 2023	£121,599
21 Jun 2021	£110,000
20 Feb 2017	£85,000

First floor flat Popular residential development Highly convenient location Modern

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

bedroom flat			+ Add to report
1 Riverside Gardens, Clarksto	n,Glasgow,G76	_	
NO LONGER ADVERTISED	LET AGREED		
Great Location Double Gla	zed Very Well Presente	d Residents	Parking
Great Location Double Gla	zed Very Well Presente	d Residents	Parking
Great Location Double Gla	zed Very Well Presente	d Residents	Parking

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



2 bedroom flat

Glenville Terrace, Clarkston, Glasgow, G76

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



£975 pcm

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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





www.letproperty.co.uk

Westerton Avenue, Clarkston Glasgow G76

202046733

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.

