

LET PROPERTY PACK

INVESTMENT INFORMATION

Govanhill Street, Glasgow, G42 7PU

203143776











Property Description

Our latest listing is in Govanhill Street, Glasgow, G42 7PU

Get instant cash flow of £475 per calendar month with a 8.8% Gross Yield for investors.

This property has a potential to rent for £745 which would provide the investor a Gross Yield of 13.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Govanhill Street, Glasgow, G42 7PU



1 bedroom

1 bathroom

Spacious lounge

Easy access to local amenities

Factor Fees: £50.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £475

Market Rent: £745

203143776

Lounge







Kitchen

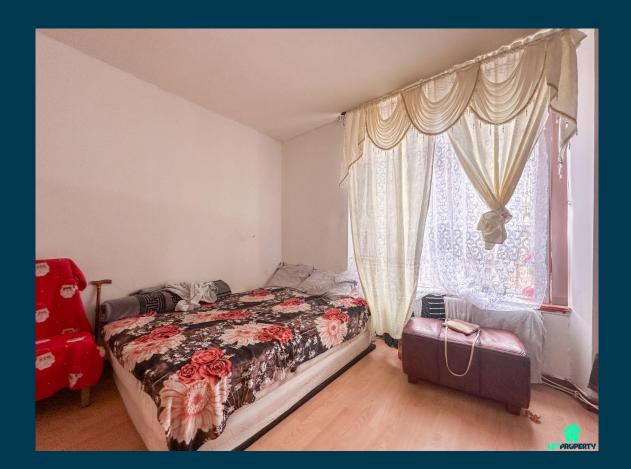






Bedrooms









Bathroom







Exterior









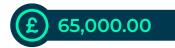
Initial Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£16,250.00**

Stamp Duty ADS @ 6% **£3,900.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £21,150.00

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 £475 per calendar month but the potential market rent is

	7/5
	/45
1	

Returns Based on Rental Income	£475	£745
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	N/A	
Letting Fees	£47.50	£74.50
Total Monthly Costs	£315.63	£342.63
Monthly Net Income	£159.38	£402.38
Annual Net Income	£1,912.50	£4,828.50
Net Return	9.04%	22.83%

Return Stress Test Analysis Report





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

Annual Net Income

£3,338.50

Adjusted To

Net Return

15.78%

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

Annual Net Income

£3,853.50

Adjusted To

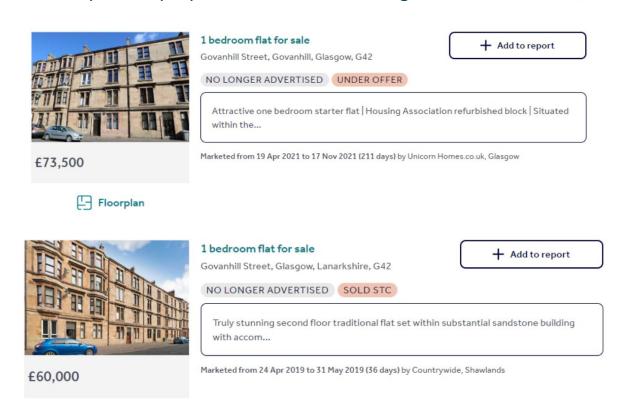
Net Return

18.22%

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 £73,500.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom flat

1/1 327 Victoria Road, Govanhill, Glasgow, G42 7SA

NO LONGER ADVERTISED LET AGREED

Spacious 1st floor flat \mid Bay window lounge \mid Dining kitchen \mid Work from home area \mid Gas central ...

Marketed from 8 Feb 2024 to 15 Mar 2024 (36 days) by Scottish Property Centre, Shawlands



£895 pcm

1 bedroom flat

Bankhall Street, Glasgow, G42

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1921530

Marketed from 9 Dec 2023 to 22 Dec 2023 (12 days) by OpenRent, London

+ Add to report

+ Add to report

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: 5 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.





Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Govanhill Street, Glasgow, G42 7PU



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.