

LET PROPERTY PACK

INVESTMENT INFORMATION

Westmoreland Street,
Glasgow, G42

205892515

 www.letproperty.co.uk





Property Description

Our latest listing is in Westmoreland Street, Glasgow, G42

Get instant cash flow of **£700** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **11.3%** 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...



Westmoreland Street,
Glasgow, G42

205892515



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: £50.00

Current Rent: £700

Market Rent: £750

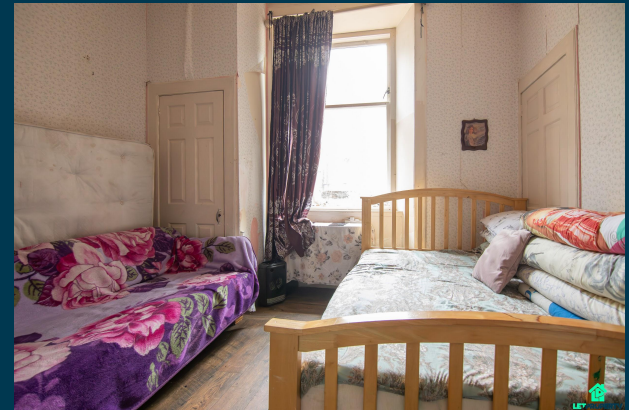
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£700	£750
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£0.00	
Letting Fees	£70.00	£75.00
Total Monthly Costs	£385.00	£390.00
Monthly Net Income	£315.00	£360.00
Annual Net Income	£3,780.00	£4,320.00
Net Return	14.65%	16.74%

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 **£2,820.00**
Adjusted To

Net Return **10.93%**

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

Annual Net Income **£3,120.00**
Adjusted To

Net Return **12.09%**

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 £80,000.



£80,000

1 bedroom flat for sale

Craigie Street, Stathbungo, Glasgow, G42

NO LONGER ADVERTISED

SOLD STC

+ Add to report

A well positioned second floor tenement flat situated within easy reach of thriving Strathbungo, ...

Marketed from 16 Mar 2020 to 29 Sep 2020 (197 days) by Slater Hogg & Howison, Shawlands, Glasgow



£75,000

1 bedroom flat for sale

Bankhall Street, Govanhill, Glasgow, G42

NO LONGER ADVERTISED

+ Add to report

Appealing to property investors and first time buyers this spacious top floor flat is in need of ...

Marketed from 25 Aug 2023 to 30 Jan 2024 (157 days) by ritehome, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

Albert Road, Glasgow, G42

+ Add to report

CURRENTLY ADVERTISED

Central Heating | Double Glazed | Laminate Flooring | White Goods | Secure Door Entry

Marketed from 27 Sep 2017 by 1st Lets Glasgow, Glasgow



£700 pcm

1 bedroom flat

Bankhall Street, Govanhill, Glasgow, G42

+ Add to report

NO LONGER ADVERTISED






No Agency Fees | Gas Central Heating | New Bathroom | Secure Entryphone | Double glazing | Shower...

Marketed from 24 Oct 2022 to 26 Oct 2022 (1 days) by Regent Property Glasgow Ltd, Glasgow

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.



www.letproperty.co.uk

Westmoreland Street, Glasgow, G42

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.



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