

LET PROPERTY PACK

INVESTMENT INFORMATION

Linnhead Drive, Glasgow,
G53

209260165

 www.letproperty.co.uk





Property Description

Our latest listing is in Linnhead Drive, Glasgow, G53

Get instant cash flow of **£475** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **21.6%** if the rent was increased to market rate.

With a location near the Arday Street in Glasgow, it will prove to be a viable rental property for an investor over the short and long term.

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



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G53

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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £600/year

Ground Rent: TBC

Lease Length: TBC

Current Rent: £475

Market Rent: £900

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	£3,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£54,000

Projected Investment Return



The monthly rent of this property is currently set at £475 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	£475	£900
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£47.50	£90.00
Total Monthly Costs	£92.50	£135.00
Monthly Net Income	£382.50	£765.00
Annual Net Income	£4,590.00	£9,180.00
Net Return	8.50%	17.00%

Return **Stress Test** Analysis Report



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




Annual Net Income **£7,380**
Adjusted To

Net Return **13.67%**

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 £55,000.

 <p>£55,000</p>	<h3>2 bedroom flat for sale</h3> <p>Househillmuir Road, Glasgow, Glasgow City, G53</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 1 Jul 2024 by Countrywide, Shawlands</p> <p>Well presented ground floor flat set within a central residential location comprising reception h...</p> <p> Floor plan: View</p>
 <p>£55,000</p>	<h3>2 bedroom terraced house for sale</h3> <p>51 Glenmuir Drive, Glasgow</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 28 Feb 2022 to 10 Apr 2022 (40 days) by Murphy & Forrester Estate Agents, Glasgow</p> <p>CLOSING DATE THURSDAY 10TH MARCH 12 NOON 2 BEDROOM MID TERRACE HOUSE RENOVATION PROJECT LARGE SPA...</p>

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


2 bedroom semi-detached house [+ Add to report](#)


112 Ravenscraig Drive, Priesthill, G53 6QG


NO LONGER ADVERTISED **LET AGREED**

Marketed from 16 Oct 2022 to 15 Nov 2022 (29 days) by Scottish Property Centre, Shawlands

Semi Detached House | 2 Bedrooms | Driveway Parking | Garage | Private Garden | Dining Kitchen | ...

 Sold price history: [View](#)

 Floor plan: [View](#)



£900 pcm

2 bedroom terraced house [+ Add to report](#)

Cleese, Nitshill

NO LONGER ADVERTISED **LET AGREED**






Marketed from 3 Feb 2022 to 21 Feb 2022 (17 days) by Stewart Residential, Kilmarnock

NO PETS | NO SMOKERS | DEPOSIT £900 | REFERENCES REQUIRED

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.



Linnhead Drive, Glasgow, G53

PROPERTY ID: 209260165

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