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LET PROPERTY PACK

INVESTMENT INFORMATION

Springburn Road, Glasgow, G21

210196272

(www.letproperty.co.uk





Property Description

Our latest listing is in Springburn Road, Glasgow, G21

Get instant cash flow of £1,360 per calendar month with a 14.8% Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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







Springburn Road, Glasgow, G21

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2 Bedroom 1 Bathroom Spacious Room Large Kitchen

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Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,360







Kitchen





Bedrooms





Bathroom





Exterior





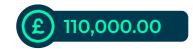
Initial Outlay





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

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 £1,360 per calendar month.

Returns Based on Rental Income	£1,360
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£136.00
Total Monthly Costs	£494.75
Monthly Net Income	£865.25
Annual Net Income	£10,383.00
Net Return	<mark>29.58%</mark>

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Return Stress Test Analysis Report





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

Annual Net Income -£4,305.00 Adjusted To

Net Return

-12.26%

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

Annual Net Income -£5,955.00 Adjusted To

Net Return -16.97%

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 £100,000.



£100,000

£100,000



Springburn Road, Glasgow



Marketed from 17 Jan 2024 to 13 May 2024 (116 days) by Allen & Harris, Bishopbriggs Glasgow



2 bedroom flat for sale



+ Add to report

Springburn Road, Glasgow, Lanarkshire, G21



Marketed from 27 May 2021 to 27 Jul 2021 (60 days) by Countrywide, Dennistoun



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at Let Property Management.





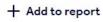
£1,500 pcm

2 bedroom flat

Adamswell Street, Glasgow, G21

NO LONGER ADVERTISED

Marketed from 18 Jul 2023 to 20 Jul 2023 (1 days) by OpenRent, London



+ Add to report



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: Moved in within the last 2 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.









Springburn Road, Glasgow, G21

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.

