

LET PROPERTY PACK

INVESTMENT INFORMATION

Argyle Street Glasgow, G3
8TL

207647900

 www.letproperty.co.uk





Property Description

Our latest listing is in Argyle Street Glasgow, G3 8TL

Get instant cash flow of **£921** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,395** which would provide the investor a Gross Yield of **7.6%** 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...



Argyle Street Glasgow, G3
8TL

207647900



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Perfect Location for Working
Professional

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £921

Market Rent: £1,395

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 220,000.00

25% Deposit	£55,000.00
Stamp Duty ADS @ 6%	£13,200.00
LBTT Charge	£1,500
Legal Fees	£1,000.00
Total Investment	£70,700.00

Projected Investment Return



The monthly rent of this property is currently set at £921 per calendar month but the potential market rent is

£ 1,395

Returns Based on Rental Income	£921	£1,395
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£92.10	£139.50
Total Monthly Costs	£794.60	£842.00
Monthly Net Income	£126.40	£553.00
Annual Net Income	£1,516.80	£6,636.00
Net Return	2.15%	9.39%

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 **£3,846.00**
Adjusted To

Net Return **5.44%**

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

Annual Net Income **£3,336.00**
Adjusted To

Net Return **4.72%**

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 £320,000.



£320,000



Floorplan

2 bedroom flat for sale

Derby Street, Finnieston, Glasgow

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Flat | Master Bedroom En-suite | Fitted Kitchen | Fitted Bathroom | Sought After Location | Close...

Marketed from 16 Mar 2022 to 18 Aug 2022 (155 days) by Momo Homes, Hamilton



£315,000



Floorplan

2 bedroom flat for sale

Yorkhill Street, Flat 3/2, Yorkhill, Glasgow, G3 8PH

+ Add to report

NO LONGER ADVERTISED

Private balcony. | Lift. | En-suite shower room. | Great levels of storage space.

Marketed from 14 Sep 2023 to 14 May 2024 (242 days) by Clyde Property, Westend

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

2 bedroom ground floor flat

+ Add to report

Parkgrove Terrace

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2023 to 18 Sep 2023 (72 days) by Thistle Property, Glasgow

WALK IN CONDITION | FULLY FURNISHED | GREAT LOCATION | HIGH END SPEC | PRIVATE GARDEN | DOUBLE GL...



£1,850 pcm

2 bedroom flat

+ Add to report

Yorkhill, Glasgow, G3

NO LONGER ADVERTISED






Marketed from 28 May 2024 to 15 Jul 2024 (47 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2100065

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: **4 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

Argyle Street Glasgow, G3 8TL

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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