

LET PROPERTY PACK

INVESTMENT INFORMATION

Straiton Place, Glasgow,
G72 9DH

211923332

 www.letproperty.co.uk





Property Description

Our latest listing is in Straiton Place, Glasgow, G72 9DH

Get instant cash flow of **£670** per calendar month with a **9.5%** Gross Yield for investors.

The property has long term tenants currently situated, and located within a prime rental location in Glasgow. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Straiton Place, Glasgow,
G72 9DH

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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Parking Spaces Available

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £670

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 670



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	£670
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£67.00
Total Monthly Costs	£347.63
Monthly Net Income	£322.38
Annual Net Income	£3,868.50
Net Return	14.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,528.50**
Adjusted To

Net Return **9.24%**

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


Annual Net Income **£2,593.50**
Adjusted To

Net Return **9.48%**

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 £125,000.



2 bedroom flat for sale + Add to report


Broompark Grove, Blantyre, Glasgow

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 8 Aug 2023 to 30 Dec 2023 (143 days) by Momo Homes, Hamilton

£125,000

First Floor Flat | Two Bedrooms | Two Bathrooms | Fitted Kitchen | Bright and Spacious | Communa...



2 bedroom flat for sale + Add to report

Clyde Avenue, Bothwell, Glasgow

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 2 Feb 2024 to 23 May 2024 (110 days) by Momo Homes, Hamilton


£109,995

Upper Cottage Apartment | Two Bedrooms | Fitted Kitchen | Fitted Bathroom | Bright and Spacious

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Glenfruin Drive, Blantyre


NO LONGER ADVERTISED LET AGREED

Marketed from 20 Jan 2024 to 29 Jan 2024 (9 days) by Slater Hogg & Howison Lettings, Hamilton

Available Now | Two Double Bedrooms | Large Reception Room | Modern Kitchen and Bathroom | Parkin...

£725 pcm

+ Add to report



2 bedroom flat

Straiton Place, Blantyre, South Lanarkshire, G72

NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 5 Feb 2024 by Happy Lets, Glasgow

Close To Local Amenities | Nearby Links to Public Transport | 24-Hour Emergency Maintenance | Dou...






£700 pcm

+ 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**
-  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.



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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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