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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...

LETPR®PERTY





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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

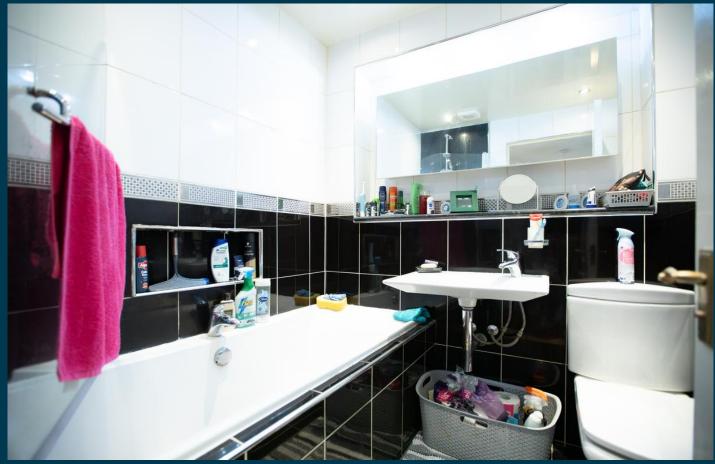






Bathroom





Exterior



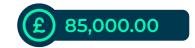






Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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



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 £670 per calendar month but the potential market rent is



Returns Based on Rental Income	£670
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
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	<mark>14.14%</mark>



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

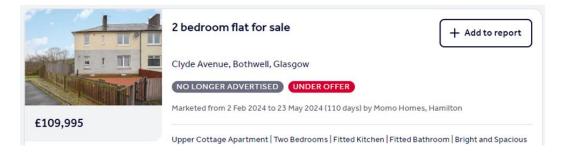
Net Return 9.48%

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.





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 + Add to report
	Glenfruin Drive, Blantyre
	NO LONGER ADVERTISED LET AGREED
£725 pcm	Marketed from 20 Jan 2024 to 29 Jan 2024 (9 days) by Slater Hogg & Howison Lettings, Hamilton
£725 pcm	Available Now Two Double Bedrooms Large Reception Room Modern Kitchen and Bathroom Parkin
	2 bedroom flat + Add to report
	Straiton Place, Blantyre, South Lanarkshire, G72
k	NO LONGER ADVERTISED
£700 pcm	Marketed from 5 Feb 2024 to 5 Feb 2024 by Happy Lets, Glasgow
Li oo poni	

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

