

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Baillieston, Glasgow, G69  
7BH

212760941

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Baillieston, Glasgow, G69 7BH

Get instant cash flow of **£400.00** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **12.8%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Baillieston, Glasgow, G69  
7BH

212760941



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Expansive Lounge**

**Contemporary Kitchen**

**Easy Access to Local Amenities**

**Factor Fees: £33 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £400**

**Market Rent: £745**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00



# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 745



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	£400.00	£745
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£74.50
Total Monthly Costs	£306.75	£341.25
Monthly Net Income	£93.25	£403.75
Annual Net Income	£1,119.00	£4,845.00
Net Return	4.64%	20.10%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,355.00**  
Adjusted To

Net Return                      **13.92%**

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

Annual Net Income      **£3,795.00**  
Adjusted To

Net Return                      **15.75%**

# 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 £76,995.



£76,995

## 1 bedroom apartment for sale

+ Add to report

Everslay Street, Glasgow, G32

NO LONGER ADVERTISED

Marketed from 8 Jan 2025 to 15 Jan 2025 (7 days) by Keller Williams Scotland, Scotland

The agents are delighted to present to the market this attractive ground floor apartment in the p...



£75,000

## 1 bedroom flat for sale

+ Add to report

Budhill Avenue, Glasgow, G32

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Apr 2024 to 30 Aug 2024 (143 days) by Purplebricks, covering Glasgow

Ground Floor Flat | One Bedroom | Gas Central Heating | Double Glazed | All Amenities Are Close B...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 1 bedroom flat

Tollcross Road, Glasgow, G32

CURRENTLY ADVERTISED

Marketed from 13 Mar 2025 by Countrywide Residential Lettings, Glasgow

One bedroom flat | Unfurnished | First floor | Secure entry | Gas central heating | Double glazin...

+ Add to report



£750 pcm

## 1 bedroom flat

Tollcross Road, Glasgow

NO LONGER ADVERTISED

Marketed from 12 Dec 2024 to 12 Dec 2024 by CODA Estates Ltd, Glasgow

Traditional sandstone tenement flat | Spacious rooms | Bay windowed lounge | Open plan modern kit...

+ 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Baillieston, Glasgow, G69 7BH

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.



**LETPROPERTY**