

LET PROPERTY PACK

INVESTMENT INFORMATION

Baillieston, Glasgow, G69

212760941

 www.letproperty.co.uk





Property Description

Our latest listing is in Baillieston, Glasgow, G69

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.

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...



Baillieston, Glasgow, G69

212760941



Property Key Features

1 Bedroom

1 Bathroom

Expansive Lounge

Contemporary Kitchen

Easy Access to Local Amenities

Factor Fees: £33.00 PM

Ground Rent: Freehold

Lease Length: Freehold

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 @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



Returns Based on Rental Income	£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	£74.50
Total Monthly Costs	£341.25
Monthly Net Income	£403.75
Annual Net Income	£4,845.00
Net Return	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



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PROPERTY ID: 212760941

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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