

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashmore Road, Glasgow,  
G43

196241908

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





## Property Description

Our latest listing is in Ashmore Road, Glasgow, G43.

This property has a potential to rent for **£883** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Ashmore Road, Glasgow,  
G43

196241908



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Large Kitchen**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £883**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£36,650.00

# 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.



Returns Based on Rental Income	£883
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£88.30
Total Monthly Costs	£462.68
Monthly Net Income	£420.33
Annual Net Income	£5,043.90
Net Return	13.76%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,277.90**  
Adjusted To

Net Return                      **8.94%**

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

Annual Net Income      **£3,318.90**  
Adjusted To

Net Return                      **9.06%**

# 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 £115,000.



£115,000

## 2 bedroom flat for sale

Cherrybank Road, Glasgow, G43

+ Add to report

CURRENTLY ADVERTISED

SOLD STC

Well presented ground flat situated within a much sought after and admired residential location. ...

SOLD PRICE HISTORY



£110,000

## 2 bedroom apartment for sale

Ashmore Road, Merrylee, GLASGOW

+ Add to report

NO LONGER ADVERTISED

UNDER OFFER

\*\* Open 7 Days A Week \*\* \* Home Report Available on our website Homeconnexions.co.uk \* Beautifull...

Marketed from 25 Apr 2022 to 2 Aug 2022 (98 days) by Home Connexions,

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

## 2 bedroom flat

Inverlair Avenue, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 9 Apr 2024 to 11 Nov 2024 (216 days) by DJ Alexander, Glasgow

+ Add to report



£1,450 pcm

## 2 bedroom flat

Inverlair Avenue, Glasgow, G43

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2024 to 10 Sep 2024 (56 days) by DJ Alexander, Glasgow

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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)

Ashmore Road, Glasgow, G43

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**