

LET PROPERTY PACK

INVESTMENT INFORMATION

Bell Street, Glasgow, G4

213023815

 www.letproperty.co.uk





Property Description

Our latest listing is in Bell Street, Glasgow, G4

This property has a potential to rent for **£890** which would provide the investor a Gross Yield of **7.9%** 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...



Bell Street, Glasgow, G4

213023815



Property Key Features

1 Bedroom

1 Bathroom

Perfect First Time Buyer
Opportunity

Modern Kitchen and Bathroom

Good Condition

Factor Fees: £130 pm

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £890

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,850.00

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	£890
Mortgage Payments on £101,250.00 @ 5%	£421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£130.00
Ground Rent	Freehold
Letting Fees	£89.00
Total Monthly Costs	£655.88
Monthly Net Income	£234.13
Annual Net Income	£2,809.50
Net Return	6.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,029.50**
Adjusted To

Net Return **2.40%**

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

Annual Net Income **£784.50**
Adjusted To

Net Return **1.83%**

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 £140,000.



£140,000

1 bedroom flat for sale

Flat 4/6, 109 Bell Street, Merchant City, Glasgow , G4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 11 Jul 2024 to 23 Aug 2024 (42 days) by Pacitti Jones, Dennistoun

+ Add to report



£120,000

1 bedroom flat for sale

5/6, 109 Bell Street, Merchant City, Glasgow, G4 0TQ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 2 Aug 2021 to 11 Apr 2022 (252 days) by Ivy Property, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

109 Bell Street, Merchant City, G4 0TQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2023 to 18 Sep 2023 (28 days) by Slater Hogg & Howison Lettings, Glasgow



£795 pcm

1 bedroom flat

+ Add to report

Bell Street, Glasgow , G4 0TQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2024 to 14 Jun 2024 (73 days) by Zone, Glasgow

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



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Bell Street, Glasgow, G4

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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