

LET PROPERTY PACK

INVESTMENT INFORMATION

Glenville Gate, Glasgow,
G76 8SS

211204612

 www.letproperty.co.uk





Property Description

Our latest listing is in Glenville Gate, Glasgow, G76 8SS

Get instant cash flow of **£1,095** per calendar month with a **6.9%** Gross Yield for investors.

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...



Glenville Gate, Glasgow,
G76 8SS

211204612



Property Key Features

2 bedrooms

2 bathrooms

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £100

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,095

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ **190,000.00**

25% Deposit

£47,500.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£900

Legal Fees

£1,000.00

Total Investment

£64,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,095 per calendar month.



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	£1,095
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	Freehold
Letting Fees	£109.50
Total Monthly Costs	£818.25
Monthly Net Income	£276.75
Annual Net Income	£3,321.00
Net Return	5.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,131.00**
Adjusted To

Net Return **1.75%**

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

Annual Net Income **£471.00**
Adjusted To

Net Return **0.73%**

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 £199,000.



£199,000

2 bedroom flat for sale

+ Add to report

5 Fairfield Drive, Clarkston

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2024 to 14 Nov 2024 (241 days) by Corum, Clarkston

****CLOSING DATE - THURSDAY 4TH APRIL AT 12NOON**** | Main Door Ground Floor apartment | Sought after...



£195,000

2 bedroom ground floor flat for sale

+ Add to report

Flat 2, 3 Aidans Brae, Clarkston, GLASGOW, G76 7EP

NO LONGER ADVERTISED

UNDER OFFER


Marketed from 20 Oct 2023 to 20 May 2024 (213 days) by HOLMES MACKILLOP, Giffnock

Seldom available, modern GROUND FLOOR APARTMENT within exclusive development by Mactaggart & Mick...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Riverside Gardens, Glasgow, G76


NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Dec 2023 to 17 Jan 2024 (43 days) by Chattelle Estates, Glasgow

Popular Location | Top Local Schools | Fantastic modern kitchen. | Spacious bay windowed lounge.

+ Add to report

£1,200 pcm



2 bedroom flat

Busby Road, Clarkston, G76 8BG

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 27 Jan 2025 by Slater Hogg & Howison Lettings, Shawlands

Available Now | Modern Two Bedroom Flat | Second Floor Flat | Unfurnished | Residents Parking | C...

+ Add to report

£1,100 pcm

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: **2 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

Glenville Gate, Glasgow, G76 8SS

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