

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Renfield Street, Glasgow,  
G25AL

214964617

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





## Property Description

Our latest listing is in Renfield Street, Glasgow, G25AL

This property has a potential to rent for **£400** which would provide the investor a Gross Yield of **16.6%** 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...**



Renfield Street, Glasgow,  
G25AL

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## Property Key Features

**Commercial Unit**

**City Centre Location**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £400**

# Office





# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 29,000

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000

Total Investment

£32,320

# 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	£400
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	TBC
Letting Fees	£40.00
Total Monthly Costs	£85.00
Monthly Net Income	£315.00
Annual Net Income	£3,780.00
Net Return	11.70%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,980**  
Adjusted To

Net Return                      **9.22%**





# 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 £34,000.



£34,000

## 1 bedroom flat for sale

+ Add to report

50-58, Jamaica Street, Flat 6-07, Glasgow City Centre, G14QG

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 9 Dec 2024 (42 days) by Future Property Auctions, Glasgow

\*\*\*PRIME INVESTMENT\*\*\* Studio flat in CITY CENTRE location. REALISTIC RENTAL INCOME OF up to Â£18...



£30,000

## 1 bedroom flat for sale

+ Add to report

36, Hillkirk Street Lane, Flat 3-3, Springburn, Glasgow, G211TE

NO LONGER ADVERTISED

Marketed from 5 Mar 2024 to 22 Mar 2024 (17 days) by Future Property Auctions, Glasgow

\*\*FANTASTIC RENTAL OPPORTUNITY\*\* Top floor modern flat within secure building comprising hall, co...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £450 based on the analysis carried out by our letting team at **Let Property Management**.



**£450 pcm**

### 1 bedroom flat

Bedsit @ Kersland St, G12

**NO LONGER ADVERTISED**

Marketed from 23 Jan 2025 to 1 Feb 2025 (8 days) by HAP Lettings, Glasgow

West End | BedSit | Furnished Property | Electric Heating | 1 Bedroom | 1 Bathroom | Security Ent...

[+ Add to report](#)



**£425 pcm**

### 1 bedroom flat

Regent Park Square, Strathbungo, Glasgow, G41

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 23 Jan 2024 to 31 Jan 2024 (8 days) by Western Lettings, Glasgow

A furnished bedsit apartment in a Victorian townhouse in Strathbungo with council tax included.

[+ 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.



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Renfield Street, Glasgow, G25AL

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**