

LET PROPERTY PACK

INVESTMENT INFORMATION

Barrland Street, Glasgow,
G41

215388882

 www.letproperty.co.uk





Property Description

Our latest listing is in Barrland Street, Glasgow, G41

Get instant cash flow of **£995** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,030** which would provide the investor a Gross Yield of **8.2%** 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...



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G41

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £200 per month

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £995

Market Rent: £1,030

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,030

Returns Based on Rental Income	£995	£1,030
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	Freehold	
Letting Fees	£99.50	£103.00
Total Monthly Costs	£783.25	£786.75
Monthly Net Income	£211.75	£243.25
Annual Net Income	£2,541.00	£2,919.00
Net Return	5.02%	5.77%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£859.00**
Adjusted To

Net Return **1.70%**

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

Annual Net Income **£669.00**
Adjusted To

Net Return **1.32%**

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 £160,000.



£160,000

2 bedroom flat for sale

+ Add to repo

19 Barrland Street, Glasgow, G41 1QH

NO LONGER ADVERTISED

Marketed from 24 Jun 2022 to 11 Jul 2022 (17 days) by Lindsey Archibald - Estate Agent, Denny



£150,000

2 bedroom flat for sale

+ Add to req

3/3, 19 Barrland Street, Glasgow, Glasgow City, G41

CURRENTLY ADVERTISED

Marketed from 6 Feb 2025 by Aberdeen Considine, Shawlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

[+ Add to report](#)

Barrland Street, Pollokshields, G41 1QH

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Feb 2024 to 18 Mar 2024 (31 days) by Slater Hogg & Howison Lettings, Shawlands



£975 pcm

2 bedroom flat

[+ Add to report](#)

Barrland Street, Glasgow, G41 1QH

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Apr 2024 to 28 May 2024 (38 days) by Slater Hogg & Howison Lettings, Shawlands

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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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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