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# 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  $\pm 1,030$  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...

### **LETPR®PERTY**





### Barrland Street, Glasgow, G41

215388882

# 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













# Bedrooms





# Bathroom















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**



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



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

£995	£1,030
£468.75	
£15.00	
£200.00	
Freehold	
£99.50	£103.00
£783.25	<b>£786.75</b>
<b>£211.75</b>	<b>£243.25</b>
<b>£2,541.00</b>	£2,919.00
<b>5.02%</b>	<mark>5.77%</mark>
	£46 £15 £20 Free £99.50 £783.25 £211.75 £2,541.00



.030

### 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

£150,000



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

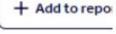


### 2 bedroom flat for sale

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

#### CURRENTLY ADVERTISED

Marketed from 6 Feb 2025 by Aberdein Considine, Shawlands





+ Add to rep

### **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**.



### 2 bedroom apartment

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

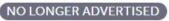
£1,100 pcm

£975 pcm



### 2 bedroom flat

Barrland Street, Glasgow, G41 1QH



SED LET AGREED

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



+ Add to report





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.





www.letproperty.co.uk

### Barrland Street, Glasgow, G41

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.

