

LET PROPERTY PACK

INVESTMENT INFORMATION

Wallace Street, Glasgow,
G5 8AS

215810904

 www.letproperty.co.uk





Property Description

Our latest listing is in Wallace Street, Glasgow, G5 8AS

Get instant cash flow of **£990** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£995** which would provide the investor a Gross Yield of **9.2%** 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...



Wallace Street, Glasgow,
G5 8AS

215810904



Property Key Features

2 Bedrooms

1 Bathroom

Ensuite

Communal Parking

Easy Access to Local Amenities

Factor Fees: £179 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £990

Market Rent: £995

Lounge



Kitchen



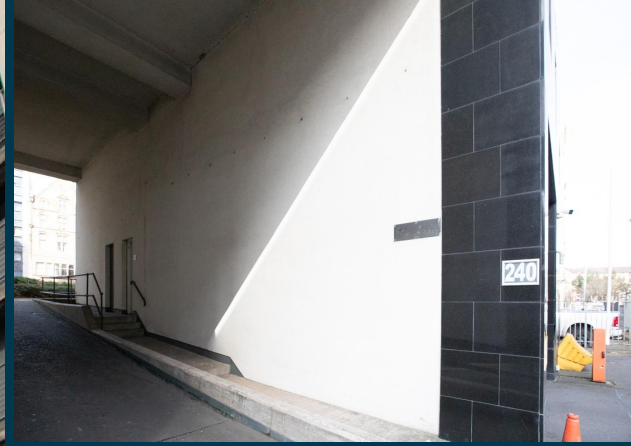
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit

£32,500.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£43,900.00

Projected Investment Return



The monthly rent of this property is currently set at £990 per calendar month but the potential market rent is

£ 995



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	£990	£995
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£179.00	
Ground Rent	Freehold	
Letting Fees	£99.00	£99.50
Total Monthly Costs	£699.25	£699.75
Monthly Net Income	£290.75	£295.25
Annual Net Income	£3,489.00	£3,543.00
Net Return	7.95%	8.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,553.00**
Adjusted To

Net Return **3.54%**

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

Annual Net Income **£1,593.00**
Adjusted To

Net Return **3.63%**

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 £149,000.



£149,000

2 bedroom apartment for sale

+ Add to report

Flat 3/2, 11 Riverview Drive, Glasgow G5 8ER

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Aug 2023 to 29 Mar 2024 (238 days) by Property Bureau, Bearsden

Top Floor Flat with open views and balcony | Bright main lounge/ living room | Modern fitted kitc...



£145,000

2 bedroom flat for sale

+ Add to report

Carnoustie Street, Glasgow, G5

CURRENTLY ADVERTISED

Marketed from 14 Mar 2025 by Remax Clydesdale & Tweeddale, Biggar

Two Bedrooms & Two Bathrooms | Walking Distance To City Centre | Spacious Open-Plan Living | Dedi...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom flat


Wallace Street, Glasgow, G5

NO LONGER ADVERTISED **LET AGREED**

Marketed from 25 Apr 2019 to 10 Apr 2024 (1811 days) by Lemon Property, Glasgow

Secure Door Entry | Double Glazed | Electric Heating | Close to City Centre | New Carpets | On si...

+ Add to report



£1,000 pcm

2 bedroom apartment

ACT27 Wallace Street , Glasgow, G5 8AF

NO LONGER ADVERTISED **LET AGREED**

Marketed from 18 Apr 2024 to 19 Jul 2024 (92 days) by Zone, Glasgow

ACT27 Available 22.05.2024. Zone Group Are Delighted To Introduce This Sixth Floor Two Bedroom Fu...

+ 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: **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

Wallace Street, Glasgow, G5 8AS

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