

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lethamhill Road, Glasgow  
G33

216243715

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





## Property Description

Our latest listing is in Lethamhill Road, Glasgow G33

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

As the property is found within a family friendly neighbourhood located just outside the Kilmarnock town centre, it would be an ideal investment for the investor that wants to rent to a family over the long term.

Don't miss out on this fantastic investment opportunity...



Lethamhill Road, Glasgow  
G33

216243715



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Driveway**

**Garden Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 165,000.00

25% Deposit **£41,250.00**

Stamp Duty ADS @ 6% **£13,200.00**

LBTT Charge **£400.00**

Legal Fees **£1,000.00**

**Total Investment £55,850.00**

# 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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£650.63
Monthly Net Income	£549.38
Annual Net Income	£6,592.50
Net Return	11.80%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,192.50**  
Adjusted To

Net Return                      **7.51%**

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

Annual Net Income      **£4,117.50**  
Adjusted To

Net Return                      **7.37%**



# 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 £185,000.



£185,000

## 3 bedroom detached house for sale

+ Add to report

Lethamhill Crescent, Riddrie

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Aug 2024 to 29 Nov 2024 (91 days) by CODA Estates Ltd, Glasgow



£135,000

## 3 bedroom flat for sale

+ Add to report

Warriston Street, Riddrie, Glasgow, G33 3AU

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Nov 2023 to 18 Jan 2024 (75 days) by A B PROPERTY CONSULTANTS, Baillieston

# 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**.



**£1,200 pcm**

## 3 bedroom semi-detached house

+ Add to report

Gartcraig Road, Glasgow, G33

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 14 Mar 2025 (3 days) by OpenRent, London



**£850 pcm**

## 3 bedroom flat

+ Add to report

Gartcraig Road, Riddrie, G33

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2024 to 2 Apr 2024 (15 days) by Countrywide Residential Lettings, Glasgow

# 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.





Lethamhill Road, Glasgow G33

PROPERTY ID: 216243715

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**