

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadowside Quay Walk,
Glasgow, G11 6DL

194121128

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadowside Quay Walk, Glasgow, G11 6DL

Get instant cash flow of **£990** per calendar month with a **7.7%** Gross Yield for investors.

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...



Meadowside Quay Walk,
Glasgow, G11 6DL

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Property Key Features

1 Bedroom

1 Bathroom

Well-kept flat

**Open-concept living space with
kitchen, bedroom, and
bathroom**

**Includes both residents' and
communal parking facilities**

Ideal for Working Professionals

Factor Fees: £180 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £990

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 8%	£12,400.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£52,350.00

Projected Investment Return



The monthly rent of this property is currently set at £990 per calendar month



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
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£180.00
Ground Rent	Freehold
Letting Fees	£99.00
Total Monthly Costs	£778.38
Monthly Net Income	£211.63
Annual Net Income	£2,539.50
Net Return	4.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£559.50**
Adjusted To

Net Return **1.07%**

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

Annual Net Income **£214.50**
Adjusted To

Net Return **0.41%**

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 £159,000.



£159,000

1 bedroom apartment for sale

+ Add to report

Crow Road, Broomhill, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jul 2024 to 11 Nov 2024 (133 days) by Rettie, West End

#CLOSING DATE WEDNESDAY 17TH JULY AT 11AM# This is an immaculately presented one-bedroom flat occ...



£157,000

1 bedroom apartment for sale

+ Add to report

Hughenden Gardens, Hyndland, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 May 2024 to 7 Oct 2024 (140 days) by Rettie, West End

A very tastefully upgraded one bedroom apartment forming part of the very popular, landscaped Hug...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,190 based on the analysis carried out by our letting team at **Let Property Management**.



£1,190 pcm

1 bedroom apartment

+ Add to report

Glasgow Harbour Terraces, Glasgow, G11

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 9 Apr 2025 by Dandara Living, Scotland, Granary Quay

Located on the Glasgow Harbour Development | Just a short walk to Partick Station | Pet Friendly ...



£1,175 pcm

1 bedroom apartment

+ Add to report

Glasgow Harbour Terraces, Glasgow, G11

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 11 Apr 2025 (1 days) by Dandara Living, Scotland, Granary Quay

Located on the Glasgow Harbour Development | Just a short walk to Partick Station | Pet Friendly ...

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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Meadowside Quay Walk, Glasgow, G11 6DL

PROPERTY ID: 194121128

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.



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