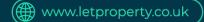


# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Ardgay Street, Glasgow, G32 9BG

219642043











## **Property Description**

Our latest listing is in Ardgay Street, Glasgow, G32 9BG

Get instant cash flow of £500 per calendar month with a 5.45% Gross Yield for investors.

This property has a potential to rent for £842 which would provide the investor a Gross Yield of 9.19% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Ardgay Street, Glasgow, G32 9BG



2 Bedrooms

1 Bathroom

**On-Street Parking** 

**Private Rear Garden** 

Factor Fees: £35 pm

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £500

Market Rent: £842

## Lounge





## Kitchen





## **Bedrooms**





## **Bathroom**





## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£30,000.00** 

Stamp Duty ADS @ 8% **£9,600.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £40,600.00

## **Projected Investment Return**





The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£842
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£35.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£84.20
Total Monthly Costs	£475.00	£509.20
Monthly Net Income	£25.00	£332.80
Annual Net Income	£300.00	£3,993.60
Net Return	0.74%	9.84%

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

£2,309.60

**Adjusted To** 

**Net Return** 

5.69%

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

Annual Net Income

£2,193.60

Adjusted To

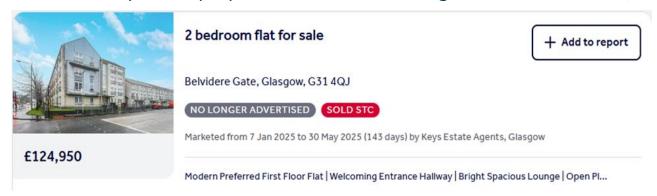
Net Return

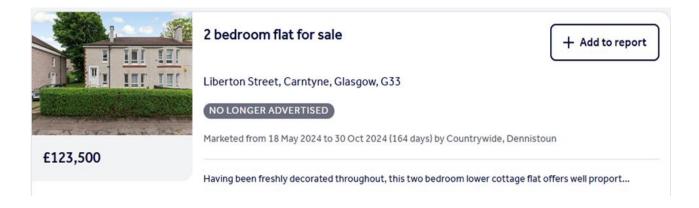
5.40%

## 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 £124,950.





## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

#### 2 bedroom flat

+ Add to report

Drumover Drive, Tollcross, Glasgow, G31

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 21 Oct 2024 (19 days) by Lets Let, Hamilton

Ground Floor Flat | Great Transport Links | Local Amenities Nearby | Newly Upgraded Bathroom | Re...



£850 pcm

#### 2 bedroom apartment

+ Add to report

Wellshot Road, Tollcross

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Nov 2024 to 19 Nov 2024 (14 days) by 1-2-Let, Glasgow

Modern apartment | Furnished | Two bedrooms | Available for immediate entry | Bathroom with showe...

## **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



Current term of tenancy: 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Call us on **0141 478 0985** 

Ardgay Street, Glasgow, G32 9BG

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.

