

LET PROPERTY PACK

INVESTMENT INFORMATION

Ardgay Street, Glasgow,
G32 9BG

219642043

 www.letproperty.co.uk





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

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Property Key Features

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





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

£ 120,000.00

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

£ 842



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	£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%

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.



£124,950

2 bedroom flat for sale

+ Add to report

Belvidere Gate, Glasgow, G31 4QJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jan 2025 to 30 May 2025 (143 days) by Keys Estate Agents, Glasgow

Modern Preferred First Floor Flat | Welcoming Entrance Hallway | Bright Spacious Lounge | Open Pl...



£123,500

2 bedroom flat for sale

+ Add to report

Liberton Street, Carntyne, Glasgow, G33

NO LONGER ADVERTISED

Marketed from 18 May 2024 to 30 Oct 2024 (164 days) by Countrywide, Dennistoun

Having been freshly decorated throughout, this two bedroom lower cottage flat offers well proport...

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.



www.letproperty.co.uk

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PROPERTY ID: 219642043

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