

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Tollcross Road, Glasgow, G32

216179294









### **Property Description**

Our latest listing is in Tollcross Road, Glasgow, G32

Get instant cash flow of £695 per calendar month with a 8.3% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 9.0% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Tollcross Road, Glasgow, G32



## **Property Key Features**

2 Bedrooms

1 Bathroom

**Good Condition** 

**Rear Garden Space** 

Factor Fees: £50.00 pm

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £695** 

Market Rent: £750

216179294

## Lounge









## Kitchen









## **Bedrooms**









## **Bathroom**



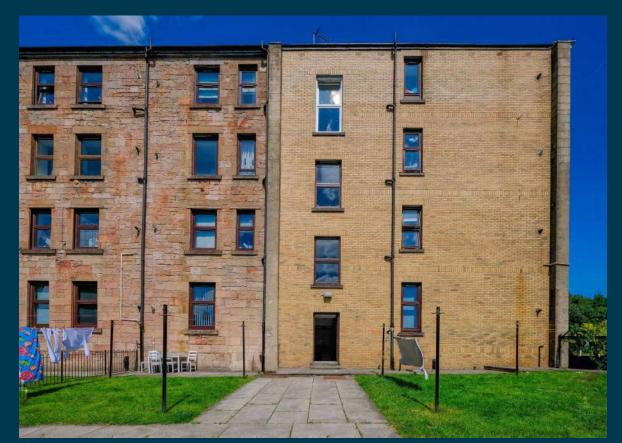






## **Exterior**









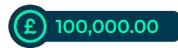
### **Initial Outlay**





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£25,000.00** 

Stamp Duty ADS @ 8% **£8,000.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £34,000.00

#### **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.

The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is



Returns Based on Rental Income	£695	£750
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£69.50	£75.00
Total Monthly Costs	£447.00	£452.50
Monthly Net Income	£248.00	£297.50
Annual Net Income	£2,976.00	£3,570.00
Net Return	8.75%	10.50%

#### Return Stress Test Analysis Report





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

Annual Net Income

£2,070.00

**Adjusted To** 

Net Return

6.09%

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

Annual Net Income

£2,070.00

Adjusted To

Net Return

6.09%

## 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 £120,000.



£120,000

#### 2 bedroom flat for sale

+ Add to report

Fendoch Street, Sandyhills, Glasgow, G32 7TH

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Jun 2025 by Scottish Property Centre, Glasgow



£90,000

#### 2 bedroom flat for sale

+ Add to report

Corbett Street, Tollcross, Glasgow

#### NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 20 Mar 2024 (280 days) by 24.7 Property (Scotland) Ltd, Glasgow

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

#### 1 bedroom flat

+ Add to report

Tollcross Road, Glasgow, G32

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2025 to 14 Apr 2025 (32 days) by Countrywide Residential Lettings, Glasgow



£595 pcm

#### 2 bedroom flat

+ Add to report

Eversley Street, Tollcross, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2021 to 5 May 2021 (19 days) by Westgate Estate Agents, 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: 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** 

Tollcross Road, Glasgow, G32



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.