

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carbisdale Street, Glasgow,  
G22 6BT

218249343

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





## Property Description

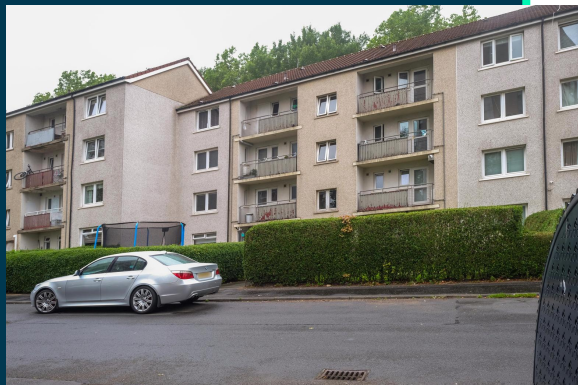
Our latest listing is in Carbisdale Street, Glasgow, G22 6BT

Get instant cash flow of **£625** per calendar month with a **9.38%** Gross Yield for investors.

This property has a potential to rent for **£894** which would provide the investor a Gross Yield of **13.41%** 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...



Carbisdale Street,  
Glasgow, G22 6BT

218249343



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Front and Rear Gardens**

**Factor Fees: £27 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £625**

**Market Rent: £894**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £18,750.00 |
| Stamp Duty ADS @ 8% | £6,000.00  |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £25,750.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£894

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       | £625      | £894      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £56,250.00 @ 5% | £234.38   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | £27.00    |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £62.50    | £89.40    |
| Total Monthly Costs                  | £338.88   | £365.78   |
| Monthly Net Income                   | £286.13   | £528.23   |
| Annual Net Income                    | £3,433.50 | £6,338.70 |
| Net Return                           | 13.33%    | 24.62%    |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,550.70**  
Adjusted To

Net Return                      **17.67%**

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

Annual Net Income      **£5,213.70**  
Adjusted To

Net Return                      **20.25%**

# 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 £80,000.



£80,000

## 2 bedroom flat for sale

+ Add to report

Angus Street, Springburn, Glasgow, G21

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 May 2025 by Countrywide, Dennistoun

With great open views to the front this spacious 2 bedroom apartment offers well proportioned acc...



£79,995

## 2 bedroom flat for sale

+ Add to report

Moodiesburn Street, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 4 Mar 2025 to 14 Jul 2025 (131 days) by Momo Homes, Wishaw

Two Bedrooms | Upper Cottage Apartment | Bright and Spacious | Fitted Kitchen | Fitted Bathroom ...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom flat

Dawson Road, Hamiltonhill

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Dec 2023 to 27 Jun 2025 (556 days) by Gallus Sales & Lettings, Glasgow

Gallus Sales and Lettings is pleased to present this two bedroom furnished flat in Hamiltonhill t...

+ Add to report



£895 pcm

## 2 bedroom flat

West Graham Street, Glasgow, G4

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2024 to 21 May 2025 (195 days) by DJ Alexander, Glasgow

2 Bedrooms | 1 Bathroom | Secure Door Entry System | Lift Access | Electric Heating | Double Glaz...

+ Add to report

# 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.





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PROPERTY ID: 218249343

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**