

LET PROPERTY PACK

INVESTMENT INFORMATION

Percy Street, Glasgow, G51

219005007

 www.letproperty.co.uk





Property Description

Our latest listing is in Percy Street, Glasgow, G51

Get instant cash flow of **£615** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£757** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Percy Street, Glasgow, G51

219005007



Property Key Features

1 Bedroom

1 Bathroom

Generous Living Area

Well-equipped Kitchen

Factor Fees: £40.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £615

Market Rent: £757

Lounge



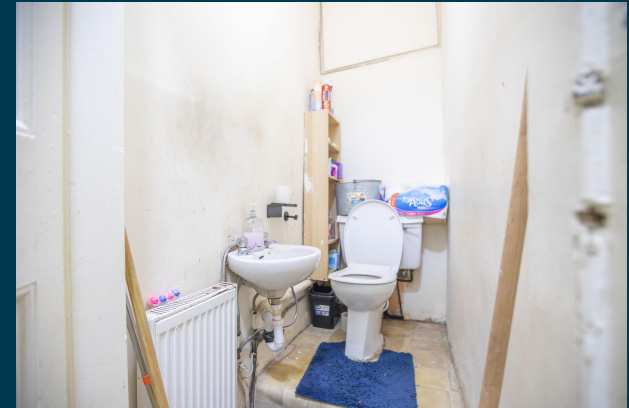
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



The monthly rent of this property is currently set at £615 per calendar month but the potential market rent is

£ 757



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	£615	£757
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	Freehold	
Letting Fees	£61.50	£75.70
Total Monthly Costs	£397.75	£411.95
Monthly Net Income	£217.25	£345.05
Annual Net Income	£2,607.00	£4,140.60
Net Return	8.49%	13.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,626.60**
Adjusted To

Net Return **8.56%**

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

Annual Net Income **£2,790.60**
Adjusted To

Net Return **9.09%**

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 £150,000.



£150,000

1 bedroom flat for sale

Clifford Street, Glasgow, G51 1QD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Jan 2025 by Town & Country Estate Agents, Glasgow

+ Add to report



£129,000

1 bedroom flat for sale

261 Paisley Road West, Flat 2/2, Cessnock, Glasgow, G51 1NB

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 21 Jan 2025 to 28 Feb 2025 (37 days) by Clyde Property, Shawlands

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

1 bedroom flat

Lorne Street, Glasgow, G51

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 28 Mar 2025 to 12 Jun 2025 (75 days) by Nuova Property Management & Letting, Glasgow



£950 pcm

1 bedroom flat

Paisley Road West, Cessnock, Glasgow, G51

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 11 Apr 2025 to 29 May 2025 (48 days) by DJ Alexander, 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: **8 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

Percy Street, Glasgow, G51

PROPERTY ID: 219005007

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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