

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Baillieston,
Glasgow, G69 6SL

220481721

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Baillieston, Glasgow, G69 6SL

Get instant cash flow of **£514** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£720** which would provide the investor a Gross Yield of **12.34%** 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...



Main Street, Baillieston,
Glasgow, G69 6SL

220481721



Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £514

Market Rent: £720

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £50,000.00 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 50,000.00

25% Deposit	£12,500.00
Stamp Duty ADS @ 8%	£4,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£17,500.00

Projected Investment Return



The monthly rent of this property is currently set at £514 per calendar month but the potential market rent is

£720



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	£514	£720
Mortgage Payments on £37,500.00 @ 5%	£156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£51.36	£72.00
Total Monthly Costs	£222.61	£243.25
Monthly Net Income	£290.95	£476.75
Annual Net Income	£3,491.45	£5,721.00
Net Return	19.95%	32.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,281.00**
Adjusted To

Net Return **24.46%**

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

Annual Net Income **£4,971.00**
Adjusted To

Net Return **28.41%**

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 £60,000.



£60,000

1 bedroom flat for sale

+ Add to report

Huntingtower Road, Glasgow, G69

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 20 Dec 2024 by Let Property Sales & Management, Glasgow

VACANT PROPERTY | Potential Rent = £745 | Potential Yield = 13.34% | Likely to attract enquiries ...



£55,000

1 bedroom flat for sale

+ Add to report

Luggiebank Place, Baillieston, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2024 to 7 Dec 2024 (51 days) by A B PROPERTY CONSULTANTS, Baillieston

Close to local amenities | Close To Motorway | Close To Train Station | Communal and Private Ga...

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

Shettleston Road, Glasgow, G32

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 7 Oct 2024 (59 days) by Dial A Home, Glasgow

Spacious Lounge | Fitted Kitchen with Appliances | Unfurnished | Double Bedroom | Council Tax Ban...



£725 pcm

1 bedroom apartment

+ Add to report

Ardgay Street, Sandyhills

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2025 to 6 Feb 2025 (15 days) by 1-2-Let, Glasgow

Ground floor flat | Unfurnished | Double bedroom | Close to amenities | Bathroom with shower | Do...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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

Main Street, Baillieston, Glasgow, G69 6SL

PROPERTY ID: 220481721

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