

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Croftend Avenue, Glasgow,  
G44 5PF

220527395

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





## Property Description

Our latest listing is in Croftend Avenue, Glasgow, G44 5PF

Get instant cash flow of **£970** per calendar month with a **8.31%** Gross Yield for investors.

**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...**



Croftend Avenue,  
Glasgow, G44 5PF

220527395



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Private Driveway Parking**

**Private Rear Garden**

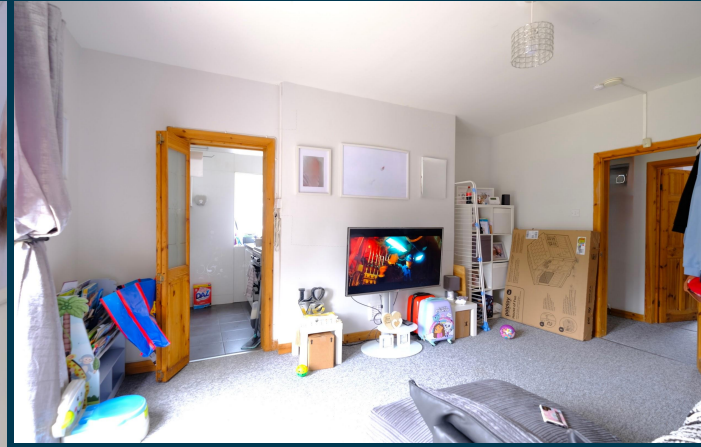
**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £970**

# Lounge

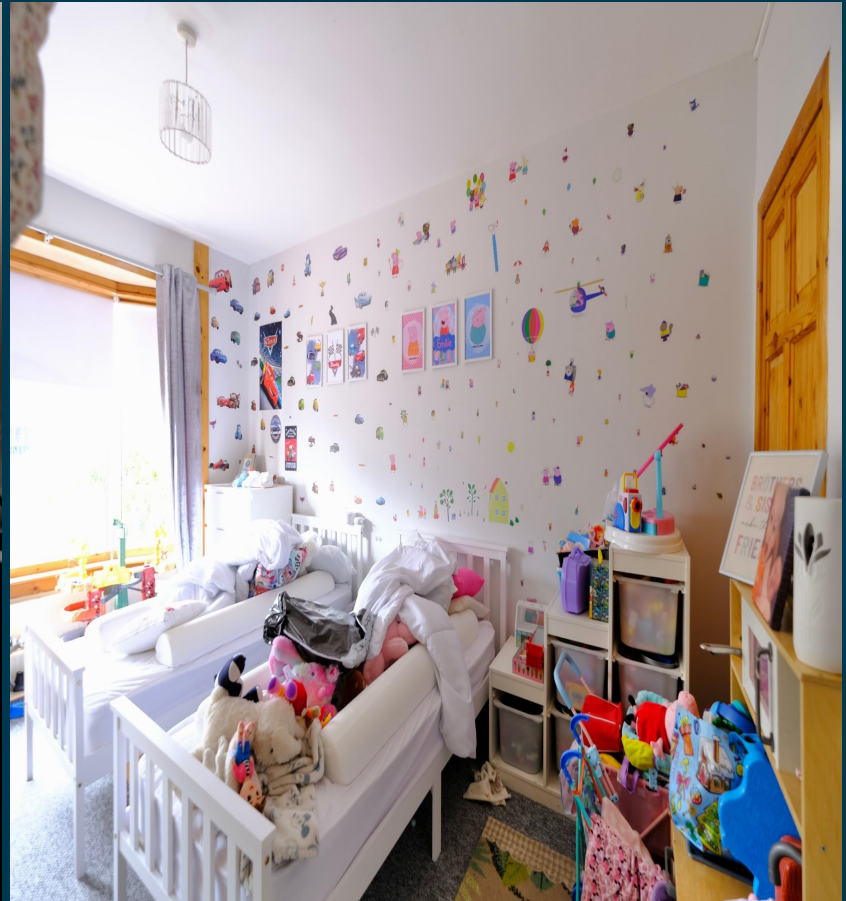




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £120,000.00 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 £970 per calendar month



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.



<b>Returns Based on Rental Income</b>	<b>£970</b>
Mortgage Payments on £90,000.00 @ 5%	<b>£375.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£97.00</b>
<b>Total Monthly Costs</b>	<b>£487.00</b>
<b>Monthly Net Income</b>	<b>£483.00</b>
<b>Annual Net Income</b>	<b>£5,796.00</b>
<b>Net Return</b>	<b>14.28%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,856.00**  
Adjusted To

Net Return                      **9.50%**

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

Annual Net Income      **£3,996.00**  
Adjusted To

Net Return                      **9.84%**



# 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 £125,000.



£125,000

## 2 bedroom flat for sale

+ Add to report

Glencroft road, Croftfoot, Glasgow, G44

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 20 Mar 2025 to 9 Sep 2025 (173 days) by Smart Sales & Investments, Glasgow

FULL ROOF NEWLY REPLACED | RECENTLY RENOVATED TO A HIGH STANDARD | GREAT RESIDENTIAL PROPERTY | H...



£122,500

## 2 bedroom ground floor flat for sale

+ Add to report

Kingsbridge Drive, Glasgow, G44

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jul 2024 to 4 Oct 2024 (75 days) by Purplebricks, covering Glasgow

Immaculate Two Bedroom Lower Cottage Flat | Spacious Throughout | Modern Fully Fitted Kitchen | ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom flat

Curtis Avenue, Kings Park

NO LONGER ADVERTISED

Marketed from 3 Apr 2025 to 11 Apr 2025 (7 days) by Westgate Estate Agents, Glasgow

Delighted to offer this beautiful fully furnished two-bedroom lower conversion with driveway park...

+ Add to report



£995 pcm

## 2 bedroom flat

Melrose Avenue, Rutherglen, Glasgow, G73

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Nov 2024 to 3 Mar 2025 (95 days) by Pacitti Jones, Glasgow

Double glazing | Shower | Washing machine | Fridge Freezer

+ 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**



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

Croftend Avenue, Glasgow, G44 5PF

PROPERTY ID: 220527395

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**