

LET PROPERTY PACK

INVESTMENT INFORMATION

Taylor Place, Glasgow, G4

221180445

 www.letproperty.co.uk





Property Description

Our latest listing is in Taylor Place, Glasgow, G4

Get instant cash flow of **£1,100** per calendar month with a **11.5%** Gross Yield for investors.

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...



Taylor Place, Glasgow, G4

221180445



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Fully-equipped Kitchen

Factor Fees: £110.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ **115,000.00**

25% Deposit	£28,750.00
Stamp Duty ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

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 £1,100 per calendar month.

Returns Based on Rental Income	£1,100
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£110.00
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£594.38
Monthly Net Income	£505.63
Annual Net Income	£6,067.50
Net Return	15.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,867.50**
Adjusted To

Net Return **9.93%**

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

Annual Net Income **£4,342.50**
Adjusted To

Net Return **11.15%**

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 £160,000.



£160,000

2 bedroom flat for sale

Kennedy St, Glasgow, G4 0PU

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jul 2024 to 10 Dec 2024 (157 days) by Zone, Glasgow

+ Add to report



£125,000

2 bedroom flat for sale

1/1, 30 Cathedral Street, Glasgow City Centre, Glasgow, G4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Sep 2024 to 22 Dec 2024 (86 days) by Smart Sales & Investments, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Kennedy Street, Glasgow, G4

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 11 Feb 2025 (17 days) by OpenRent, London

+ Add to report



£1,350 pcm

2 bedroom flat

Taylor Place, Glasgow, G4

NO LONGER ADVERTISED

Marketed from 18 Nov 2024 to 23 Nov 2024 (4 days) by OpenRent, London

+ 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
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

Taylor Place, Glasgow, G4

PROPERTY ID: 221180445

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