

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Taylor Place, Glasgow, G4

221180445











## **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



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**









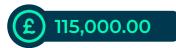
## **Initial Outlay**





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**



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

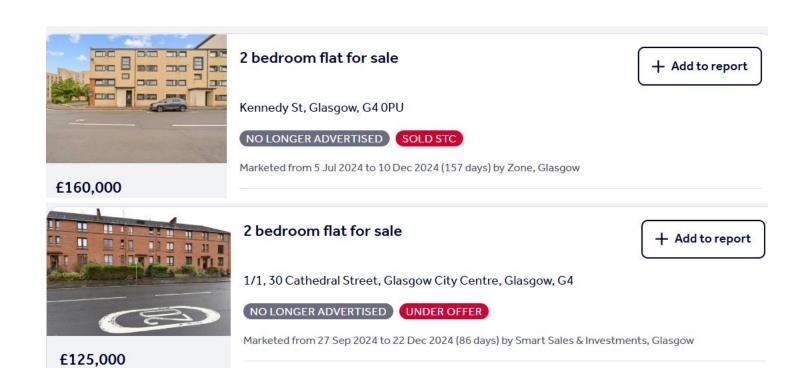
Net Return

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.



## **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**.



#### 2 bedroom flat

+ Add to report

Kennedy Street, Glasgow, G4

#### NO LONGER ADVERTISED

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

£1,400 pcm



£1,350 pcm

#### 2 bedroom flat

+ Add to report

Taylor Place, Glasgow, G4

#### NO LONGER ADVERTISED

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

### **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: **Moved** within the last 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



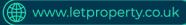
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Call us on **0141 478 0985** 

Taylor Place, Glasgow, G4



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.