

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Pleasance Street, Glasgow, G43 1SW

222019235











## **Property Description**

Our latest listing is in Pleasance Street, Glasgow, G43 1SW

Get instant cash flow of £950 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,155 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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









# **Property Key Features**

2 bedroom

1 bathroom

**Spacious Lounge** 

Well Equipped Kitchen

Factor Fees: £116.66 PM

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,155

Pleasance Street, Glasgow, G43 1SW

222019235

# Lounge









# Kitchen









# **Bedrooms**



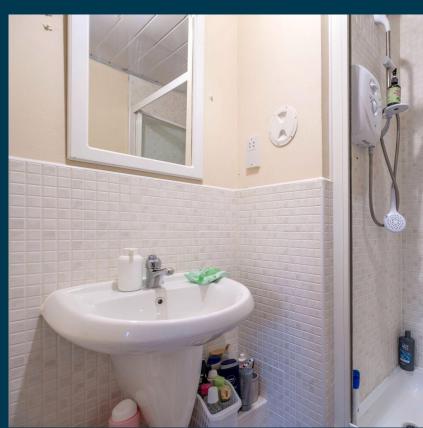






# Bathroom











# **Exterior**







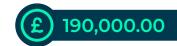
## **Initial Outlay**





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£47,500.00** 

SDLT Charge £10,800

Legal Fees £1,000.00

Total Investment £59,300.00

### **Projected Investment Return**





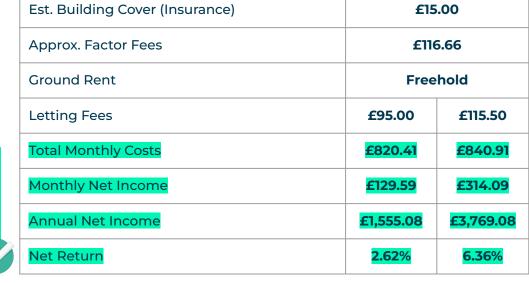
Our industry leading letting agency Let Property Management can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

**Returns Based on Rental Income** 

Mortgage Payments on £142,500.00 @ 5%

£950	£1,155
£593.75	
£15.00	
£116.66	
Freehold	
£95.00	£115.50
£820.41	£840.91



## Return Stress Test Analysis Report





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

Annual Net Income

**£1,459.08** 

Adjusted To

2.46%

Net Return

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

Annual Net Income £

£919.08

Adjusted To

Net Return

1.55%

## 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 £200,000.



#### 2 bedroom flat for sale

+ Add to report

Grantley Gardens, Shawlands, Glasgow, G41

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Jun 2025 to 23 Sep 2025 (90 days) by Slater Hogg & Howison, Shawlands, Glasgow



£200,000

£200,000

#### 2 bedroom flat for sale

+ Add to report

Tassie Street, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2023 to 15 Feb 2024 (278 days) by Yopa, Scotland & The North

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at Let Property Management.



2 bedroom flat

+ Add to report

Pleasance Street, Shawlands, Glasgow - Available Now!

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 11 Aug 2023 by Northwood, Glasgow

£1,100 pcm



+ Add to report

Pleasance Street, Flat 2/1, Shawlands, Scotland, G43 1SW

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Oct 2023 to 24 Nov 2023 (28 days) by Clyde Property, Shawlands

£1,000 pcm

#### **Current Tenant Profile**



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 in** 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** 



Pleasance Street, Glasgow, G43 1SW



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.