

LET PROPERTY PACK

INVESTMENT INFORMATION

Pleasance Street, Glasgow,
G43 1SW

222019235

 www.letproperty.co.uk





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...



Pleasance Street,
Glasgow, G43 1SW

222019235



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

Projected Investment Return



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

£ 1,155

Returns Based on Rental Income	£950	£1,155
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£116.66	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.50
Total Monthly Costs	£820.41	£840.91
Monthly Net Income	£129.59	£314.09
Annual Net Income	£1,555.08	£3,769.08
Net Return	2.62%	6.36%

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



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

Net Return **2.46%**

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.



£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

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**.



£1,100 pcm

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



£1,000 pcm

2 bedroom flat

+ 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

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**



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.



Interested in this
property investment?

Call us on
0141 478 0985



www.letproperty.co.uk

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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.



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