

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosevale Street, Glasgow,
G11 6EL

220159526

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosevale Street, Glasgow, G11 6EL

This property has a potential to rent for **£1,112** which would provide the investor a Gross Yield of **6.67%** if the rent was increased to market rate.

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...



Rosevale Street, Glasgow,
G11 6EL

220159526



Property Key Features

2 Bedrooms

1 Bathroom

**Perfect Opportunity to Move up
The Property Ladder**

Communal Private Parking

Private Front and Rear Gardens

Easy Access to Local Amenities

Factor Fees: £70.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,112

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 200,000.00

25% Deposit	£50,000.00
Stamp Duty ADS @ 8%	£16,000.00
LBTT Charge	£1,100
Legal Fees	£1,000.00
Total Investment	£68,100.00

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.



Returns Based on Rental Income	£1,112
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£70.00
Ground Rent	Freehold
Letting Fees	£111.20
Total Monthly Costs	£821.20
Monthly Net Income	£290.80
Annual Net Income	£3,489.60
Net Return	5.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,265.60**
Adjusted To

Net Return **1.86%**

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

Annual Net Income **£489.60**
Adjusted To

Net Return **0.72%**

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 £210,000.



£210,000

2 bedroom flat for sale

Dumbarton Road, Glasgow, G11

NO LONGER ADVERTISED

Marketed from 18 Jul 2025 to 6 Oct 2025 (80 days) by DJ Alexander, Glasgow

+ Add to report

Welcoming entrance hallway with convenient in-built storage | Bright and spacious bay-windowed lo...



£205,000

2 bedroom flat for sale

Flat 0/1, 8 Fairlie Park Drive, Glasgow, G11

NO LONGER ADVERTISED

Marketed from 11 Jul 2024 to 3 Feb 2025 (206 days) by Century 21 Glasgow, Glasgow

+ Add to report

2 bedrooms, 2 bathrooms | Spacious living room and dining area | Modern kitchen with ample storag...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

+ Add to report

Fairlie Park Drive, Partick

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Apr 2025 to 5 Jun 2025 (49 days) by Countrywide Residential Lettings, West End

Secure Building Entry | Gas Central Heating | Double Glazed Windows | Communal Rear Gardens



£1,195 pcm

2 bedroom flat

+ Add to report

Flat G/R 37 Crow Road, Glasgow G11 7RT

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2025 to 28 May 2025 (15 days) by Rosevale Letting, Glasgow

A furnished two bedroom flat, on the ground floor of a traditional red sandstone tenement block i...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Rosevale Street, Glasgow, G11 6EL

PROPERTY ID: 220159526

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