

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosevale Street, Glasgow,
G11

220159526

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosevale Street, Glasgow, G11

This property has a potential to rent for **£2,750** which would provide the investor a Gross Yield of **16.5%** 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...



Rosevale Street, Glasgow,
G11

220159526



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £70.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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	£2,750
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	£275.00
Total Monthly Costs	£985.00
Monthly Net Income	£1,765.00
Annual Net Income	£21,180.00
Net Return	31.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£15,680.00**
Adjusted To

Net Return **23.02%**

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

Annual Net Income **£18,180.00**
Adjusted To

Net Return **26.70%**

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 £225,000.



£225,000

2 bedroom flat for sale

[+ Add to report](#)

Meadowside Quay Walk, Glasgow Harbour

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Sep 2023 to 3 Jul 2024 (291 days) by Westgate Estate Agents, Glasgow



£225,000

2 bedroom flat for sale

[+ Add to report](#)

2/2 1 Fortrose Street, Partick, G11 5NU

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Jul 2024 to 28 Oct 2024 (103 days) by Corum, West End

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,830 based on the analysis carried out by our letting team at **Let Property Management**.



£3,830 pcm

2 bedroom flat

Devonshire Terrace, Glasgow, G12

NO LONGER ADVERTISED

Marketed from 20 Feb 2024 to 24 May 2024 (93 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1994518

+ Add to report



£3,000 pcm

2 bedroom flat

Partickhill Road, Partickhill, Glasgow, G11

CURRENTLY ADVERTISED

Marketed from 8 Oct 2025 by Yates Hellier, Glasgow

+ Add to report



www.letproperty.co.uk

Rosevale Street, Glasgow, G11

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