

LET PROPERTY PACK

INVESTMENT INFORMATION

Maple Grove, Baillieston,
G69

221726534

 www.letproperty.co.uk





Property Description

Our latest listing is in Maple Grove, Baillieston, G69

Get instant cash flow of **£1,150** per calendar month with a **6.3%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Maple Grove, Baillieston,
G69

221726534



Property Key Features

3 Bedrooms

2 Bathrooms

Comfortable Lounge

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,150

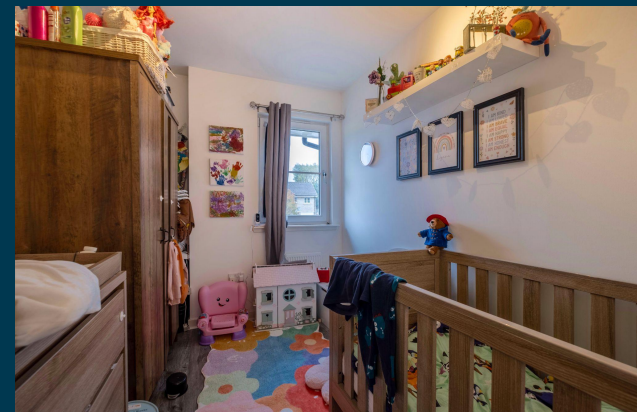
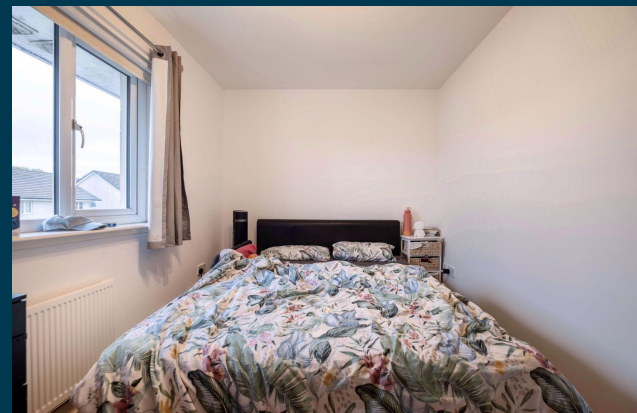
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 220,000.00

25% Deposit	£55,000.00
Stamp Duty ADS @ 8%	£17,600.00
LBTT Charge	£1,500
Legal Fees	£1,000.00
Total Investment	£75,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month.



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	£1,150
Mortgage Payments on £165,000.00 @ 5%	£687.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£115.00
Total Monthly Costs	£817.50
Monthly Net Income	£332.50
Annual Net Income	£3,990.00
Net Return	5.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,690.00**
Adjusted To

Net Return **2.25%**

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

Annual Net Income **£690.00**
Adjusted To

Net Return **0.92%**

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 £300,000.



£300,000

3 bedroom terraced house for sale



King Street, Coatbridge

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 18 Dec 2024 to 2 Apr 2025 (104 days) by Kirkland Estate Agents, Coatbridge



£290,000

3 bedroom terraced house for sale



King Street, Coatbridge

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Sep 2024 to 14 Feb 2025 (154 days) by Kirkland Estate Agents, Coatbridge

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom terraced house



Drumpellier Avenue, Glasgow, G69

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2025 to 7 Apr 2025 (63 days) by Murphy & Forrester Rentals, Glasgow



£1,395 pcm

3 bedroom end of terrace house



Bartonshill Way, Glasgow, G71

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2022 to 1 May 2025 (1028 days) by GSL (Glasgow Sales & Lettings), G

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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.



www.letproperty.co.uk

Maple Grove, Baillieston, G69

PROPERTY ID: 221726534

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.



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