

LET PROPERTY PACK

INVESTMENT INFORMATION

Belvidere Gate, Glasgow, G31

221725932











Property Description

Our latest listing is in Belvidere Gate, Glasgow, G31

Get instant cash flow of £725 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £827 which would provide the investor a Gross Yield of 9.0% 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...







Belvidere Gate, Glasgow, G31



1 Bedroom

1 Bathroom

Cozy Lounge

Open-Plan Kitchen with Dining Area

Factor Fees: £75.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £827

221725932

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









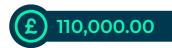
Initial Outlay





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£27,500.00**

Stamp Duty ADS @ 8% **£8,800.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £37,300.00

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.

The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is



Returns Based on Rental Income	£725	£827
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£82.70
Total Monthly Costs	£506.25	£516.45
Monthly Net Income	£218.75	£310.55
Annual Net Income	£2,625.00	£3,726.60
Net Return	7.04%	9.99%

Return Stress Test Analysis Report





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

£2,072.60

Annual Net Income

To

Adjusted To

Net Return

5.56%

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

Annual Net Income

£2,076.60

Adjusted To

Net Return

5.57%

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 £112,500.



1 bedroom flat for sale

London Avenue, Dalmarnock, Glasgow, G40

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Aug 2025 to 31 Oct 2025 (76 days) by Buchanan Burton Solicitors and Estate Kilbride

£112,500

£110,000



NO LONGER ADVERTISED

London Avenue, Glasgow

SOLD STC

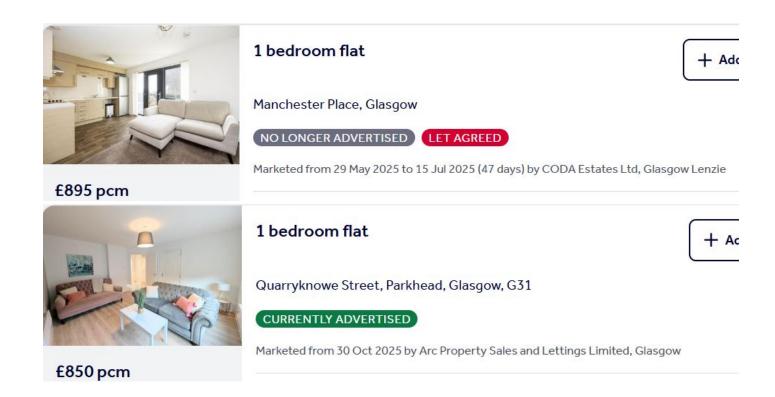
Marketed from 5 Mar 2025 to 14 May 2025 (69 days) by Allen & Harris, Dennistoun Glasgow

1 bedroom ground floor flat for sale

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



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



Current term of tenancy: **Moved** 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**

Belvidere Gate, Glasgow, G31



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.