

LET PROPERTY PACK

INVESTMENT INFORMATION

Hardgate Gardens,
Glasgow G51

221085961

 www.letproperty.co.uk





Property Description

Our latest listing is in Hardgate Gardens, Glasgow G51

Get instant cash flow of **£3,082** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£3,082** which would provide the investor a Gross Yield of **8.4%** 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...



Hardgate Gardens,
Glasgow G51

221085961



Property Key Features

7 Bedrooms

Multiple Bathrooms

Portfolio of 6 Self-Contained Flats

Easy Access to Local Amenities

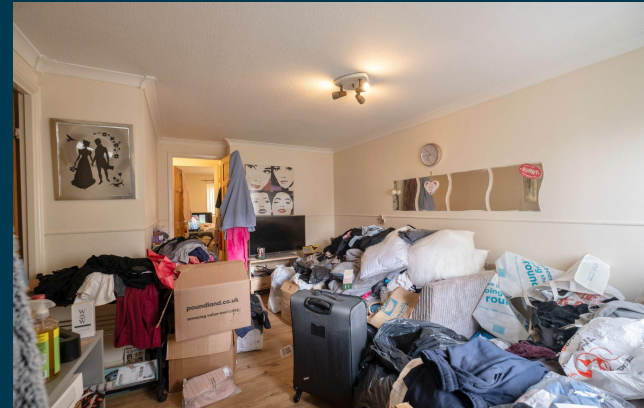
Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,082

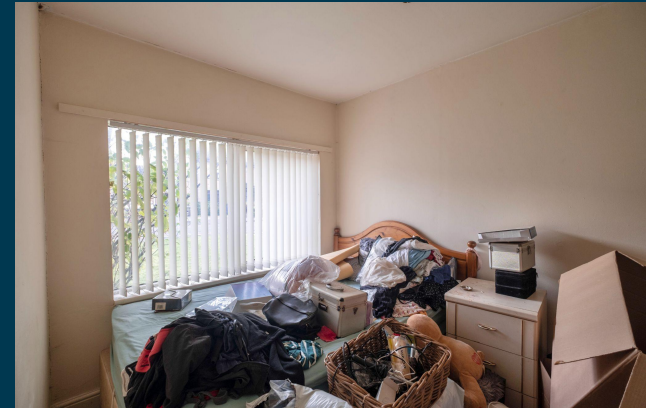
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £440,000.00 and borrowing of £330,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 440,000.00

25% Deposit	£110,000.00
Stamp Duty ADS @ 8%	£35,200.00
LBTT Charge	£17,350
Legal Fees	£1,000.00
Total Investment	£163,550.00

Projected Investment Return



The monthly rent of this property is currently set at £3,082 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	£3,082
Mortgage Payments on £330,000.00 @ 5%	£1,375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£308.20
Total Monthly Costs	£1,698.20
Monthly Net Income	£1,383.80
Annual Net Income	£16,605.60
Net Return	10.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,441.60**
Adjusted To

Net Return **6.38%**

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

Annual Net Income **£10,005.60**
Adjusted To

Net Return **6.12%**

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 £650,000.



£650,000

5 bedroom flat for sale

Main Door 20 Falkland Street, Hyndland, G12 9PR

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Oct 2025 by Corum, West End

+ Add to report



£495,000

5 bedroom flat for sale

Queensborough Gardens, Hyndland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Jun 2025 by Vanilla Square, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,750 based on the analysis carried out by our letting team at **Let Property Management**.



£3,750 pcm

6 bedroom flat

Hyndland Road, Glasgow, G12

NO LONGER ADVERTISED

Marketed from 10 Jun 2025 to 18 Jul 2025 (37 days) by OpenRent, London



£3,630 pcm

5 bedroom flat

Hyndland Road, Partickhill, Glasgow, G12

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2025 to 23 Jun 2025 (32 days) by DJ Alexander, Glasgow





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Hardgate Gardens, Glasgow G51

PROPERTY ID: 221085961

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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