

LET PROPERTY PACK

INVESTMENT INFORMATION

Morrison Street, Glasgow,
G5

222693456

 www.letproperty.co.uk





Property Description

Our latest listing is in Morrison Street, Glasgow, G5

This property has a potential to rent for **£1,186** which would provide the investor a Gross Yield of **7.9%** 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...



Morrison Street, Glasgow,
G5

222693456



Property Key Features

2 bedrooms

2 bathrooms

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: VACANT

Market Rent: £1,186

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
Stamp Duty ADS @ 8%	£14,400.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£61,100.00

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	£1,186
Mortgage Payments on £135,000.00 @ 5%	£562.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£118.60
Total Monthly Costs	£696.10
Monthly Net Income	£489.90
Annual Net Income	£5,878.80
Net Return	9.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,506.80**
Adjusted To

Net Return **5.74%**

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

Annual Net Income **£3,178.80**
Adjusted To

Net Return **5.20%**

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 £180,000.



£180,000

2 bedroom apartment for sale

+ Add to re

Flat 0/2, 43 Cook Street, Glasgow, G5 8JN

NO LONGER ADVERTISED

Marketed from 20 Jun 2023 to 29 Apr 2024 (313 days) by McEwan Fraser Legal, Edinburgh

A spacious and stylish two-bedroom apartment with a modern kitchen, living area, and two bedrooms. It is situated on the second floor of a historic building with a lift and parking space.



£180,000

2 bedroom apartment for sale

+ Add to rep

Morrison Street, Tradeston

NO LONGER ADVERTISED

Marketed from 11 Oct 2023 to 3 Jan 2024 (83 days) by Rettie, Glasgow City

This generous and stylish two-bedroom apartment spans 861 sq ft and is situated on the second flo...

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

Riverview Gardens, Glasgow, G5

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2025 to 8 Oct 2025 (47 days) by ProBrook Properties, Glasgow

Private parking | Close to city centre | Excellent transport links | Close to schools | Working professionals



£1,200 pcm

2 bedroom flat

+ Add to report

Carnoustie Street, Tradeston, Glasgow, G5

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 27 May 2025 (7 days) by Harvey Lets, Glasgow

5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

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

Morrison Street, Glasgow, G5

PROPERTY ID: 222693456

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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