

LET PROPERTY PACK

INVESTMENT INFORMATION

Beltane Street, Glasgow,
G3

221484033

 www.letproperty.co.uk





Property Description

Our latest listing is in Beltane Street, Glasgow, G3

Get instant cash flow of **£800** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,085** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



LET PROPERTY



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G3

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Property Key Features

1 Bedroom

1 Bathroom

Bright Lounge with Dining Space

Well-Appointed Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,085

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 8%	£11,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£48,850.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,085

Returns Based on Rental Income	£800	£1,085
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£108.50
Total Monthly Costs	£548.13	£576.63
Monthly Net Income	£251.88	£508.38
Annual Net Income	£3,022.50	£6,100.50
Net Return	6.19%	12.49%

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.



Return Stress Test Analysis Report



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

Annual Net Income	£3,930.50
Adjusted To	
Net Return	8.05%

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

Annual Net Income	£3,925.50
Adjusted To	
Net Return	8.04%

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

1 bedroom apartment for sale

+ A

2/1, 8 Newton Terrace, Park Area, G3 7PJ

NO LONGER ADVERTISED

Marketed from 30 Aug 2024 to 30 Dec 2024 (121 days) by Ivy Property, Glasgow



£215,000

1 bedroom apartment for sale

+ A

Newton Terrace, Park, Glasgow

NO LONGER ADVERTISED SOLD STC

Marketed from 9 Sep 2024 to 14 Feb 2025 (158 days) by Rettie, West End

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,600 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom serviced apartment



Dorset Street, Glasgow, G3

NO LONGER ADVERTISED

Marketed from 30 Dec 2023 to 14 Apr 2025 (471 days) by Livinc, North Street

£3,600 pcm



1 bedroom flat



Kent Road, Glasgow, G3

NO LONGER ADVERTISED

Marketed from 14 Oct 2024 to 23 Dec 2024 (69 days) by OpenRent, London

£3,490 pcm

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.



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PROPERTY ID: 221484033



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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