

LET PROPERTY PACK

INVESTMENT INFORMATION

Barrland Court, Glasgow,
G41 1AL

186619462

 www.letproperty.co.uk





Property Description

Our latest listing is in Barrland Court, Glasgow, G41 1AL

Get instant cash flow of **£795** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

As the property produces returns reasonable returns and is located within a prime rental location in Glasgow, it will make for a reliable long term investment for an investor.

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



Barrland Court, Glasgow,
G41 1AL

186619462



Property Key Features

1 Bedroom

1 Bathroom

Open Plan Lounge

Three Piece Bathroom

Factor Fees: £85.00

Current Rent: £795

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 850



Returns Based on Rental Income	£795	£850
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Letting Fees	£79.50	£85.00
Total Monthly Costs	£585.75	£591.25
Monthly Net Income	£209.25	£258.75
Annual Net Income	£2,511.00	£3,105.00
Net Return	6.08%	7.52%

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 **£1,405.00**
Adjusted To

Net Return **3.40%**

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

Annual Net Income **£1,155.00**
Adjusted To

Net Return **2.80%**

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 £140,100.00.



Floorplan



£110,000

1 bedroom flat for sale

5/1, 3 Barrland Court, Glasgow, G41

NO LONGER ADVERTISED UNDER OFFER

Key features

Bright Spacious Lounge | Refitted Contemporary Kitchen | Excellent Location | Generous Storage Cupboard | Fresh Neutral Decor Throughout ...

Marketed from 11 Feb 2022 to 14 Mar 2022 (31 days) by Aberdein Considine, Shawlands

+ Add to report



Floorplan



£120,000

1 bedroom flat for sale

5/4, 21 Barrland Street, Glasgow, G41

NO LONGER ADVERTISED UNDER OFFER

Key features

Immaculate Condition | Ideally Located for City Centre and Shawlands | Private Underground Parking | Communal Courtyard | Impressive Views ...

Marketed from 14 Jun 2021 to 9 Dec 2021 (178 days) by Aberdein Considine, Shawlands

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895.00 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

1 bedroom flat

Barrland Street, Glasgow, G41

+ Add to report

NO LONGER ADVERTISED

Large Lounge | Excellent Storage | Private Residents Parking | White Goods | Secure Door Entry | ...

Marketed from 24 Feb 2016 to 28 Sep 2023 (2773 days) by 1st Lets Glasgow, Glasgow



£850 pcm

1 bedroom flat

Victoria Road , Flat 0/3, The Plaza, Glasgow, G42 7AB

+ Add to report

CURRENTLY ADVERTISED LET AGREED






Electric Heating | Secure Entry System | Residents Parking

Marketed from 22 Sep 2023 by Clyde Property, Shawlands

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: **0-2 years**
-  Standard Short Assured 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.



 www.letproperty.co.uk

Barrland Court, Glasgow, G41 1AL

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



LETPROPERTY