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# **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

South Barrwood Road, Kilsyth, G65 0EY

197804284

🌐 www.letproperty.co.uk 🤇

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### **Property** Description

Our latest listing is in South Barrwood Road, Kilsyth, G65 0EY

Get instant cash flow of £600 per calendar month with a 12.0% Gross Yield for investors.

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...

#### **LETPR®PERTY**





#### South Barrwood Road, Kilsyth, G65 0EY

197804284

2 bedroom Factor Fees: £0.00 1 bathroom Current Rent: £600 Spacious Lounge Well Kept Flat

**Property Key Features** 

## Lounge











### Bedrooms





## Bathroom





#### Exterior



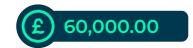






Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



| 25% Deposit         | £15,000.00 |
|---------------------|------------|
| Stamp Duty ADS @ 6% | £3,600.00  |
| Legal Fees          | £1,000.00  |
| Total Investment    | £19,600.00 |

### **Projected** Investment Return



## The monthly rent of this property is currently set at £600 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       | £600             |
|--------------------------------------|------------------|
| Mortgage Payments on £45,000.00 @ 5% | £187.50          |
| Est. Building Cover (Insurance)      | £15.00           |
| Approx. Factor Fees                  | £0.00            |
| Letting Fees                         | £60.00           |
| Total Monthly Costs                  | £262.50          |
| Monthly Net Income                   | £337.50          |
| Annual Net Income                    | <b>£4,050.00</b> |
| Net Return                           | 20.66%           |

#### Return Stress Test Analysis Report





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

Annual Net Income **£1,970.00** Adjusted To

Net Return

10.05%

If Interest Rates increased by £2.00% (from 5% to£7.00%)Annual Net Income£2,070.00Adjusted ToNet Return10.56%

#### 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 £84,996.

|             | 3 bedroom terraced house for sale<br>South Barrwood Road, Kilsyth    | + Add to report                |
|-------------|--|--------------------------------|
|             | NO LONGER ADVERTISED SOLD STC  |                                |
| - I - C     | Attractive interior   Private front and rear gardens   A<br>double b | \ffordable family home   Three |
| £84,995     | SOLD PRICE HISTORY   |                                |
| - Floorplan | 5 Mar 2021   | £91,500                        |



E- Floorplan

£75,000

| 2 bedroom flat for sale       |                           | + Add to report                  |
|-------------------------------|---------------------------|----------------------------------|
| 139 Manse Road, Kilsyth, Glas | gow, G65 0BY              |                                  |
| NO LONGER ADVERTISED          | UNDER OFFER               |                                  |
| Upper 2 Bed Flat   Lounge     | Dining Kitchen   Bathroom | n   Two Double Bedrooms   Garder |
| Driveway                      |                           |                                  |
|                               |                           |                                  |

| SOLD PRICE HISTORY |         |
|--------------------|---------|
| 28 Dec 2022        | £80,000 |

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



Marketed from 12 Jul 2023 to 18 Aug 2023 (36 days) by CODA Estates Ltd, Glasgow



#### 2 bedroom flat

Courthill Crescent, Kilsyth, Glasgow, G65 0EN

+ Add to report

NO LONGER ADVERTISED LET AGREED

Lower Cottage Flat | 2 Double Bedrooms | Modern Kitchen | Family Bathroom | Gas Central Heating |...

£625 pcm

Marketed from 7 Feb 2023 to 21 Mar 2023 (42 days) by Mitchells Sales and Letting, Glasgow



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 Short Assured Tenancy Agreement In Place: **Yes** 





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.



Current term of tenancy: 0-2 years

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### South Barrwood Road, Kilsyth, G65 0EY

#### 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.

