

LET PROPERTY PACK

INVESTMENT INFORMATION

South Barrwood Road,
Kilsyth, G65 0EY

197804284

 www.letproperty.co.uk





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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Kept Flat

Factor Fees: £0.00

Current Rent: £600

Lounge



Kitchen



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

£ 60,000.00

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	£4,050.00
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 **£2,070.00**
Adjusted To

Net Return **10.56%**

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.



£84,995



Floorplan

3 bedroom terraced house for sale

South Barrwood Road, Kilsyth

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Attractive interior | Private front and rear gardens | Affordable family home | Three double b...

SOLD PRICE HISTORY

5 Mar 2021

£91,500



£75,000



Floorplan

2 bedroom flat for sale

139 Manse Road, Kilsyth, Glasgow, G65 0BY

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Upper 2 Bed Flat | Lounge | Dining Kitchen | Bathroom | Two Double Bedrooms | Garden | 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**.



£650 pcm

2 bedroom flat

Low Craigends, Kilsyth

+ Add to report

NO LONGER ADVERTISED LET AGREED

Lower cottage flat | Spacious rooms | South facing sun porch | Beautiful backdrop towards the Cam...

SOLD PRICE HISTORY

23 Nov 2007	£85,000
12 Sep 2002	£210

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



£625 pcm

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 |...






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



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.



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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.



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