

LET PROPERTY PACK

INVESTMENT INFORMATION

Morrison Street Glasgow,
G5 8BS

199740549

 www.letproperty.co.uk





Property Description

Our latest listing is in Morrison Street Glasgow, G5 8BS

Get instant cash flow of **£850** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Morrison Street Glasgow,
G5 8BS

199740549



Property Key Features

1 bedroom

1 bathroom

Well kept flat

Allocated Parking Space

Factor Fees: £190.00

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
Legal Fees	£1,000.00
Total Investment	£47,500.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £112,500.00 @ 4%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£190.00	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£665.00	£680.00
Monthly Net Income	£185.00	£320.00
Annual Net Income	£2,220.00	£3,840.00
Net Return	4.67%	8.08%

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 **£1,840.00**
Adjusted To

Net Return **3.87%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£1,590.00**
Adjusted To

Net Return **3.35%**

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 £140,000.



£140,000

1 bedroom apartment for sale

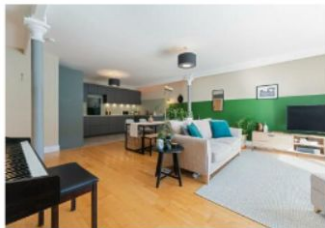
95 Morrison Street, Glasgow, G5

+ Add to report

NO LONGER ADVERTISED

Modern And Well Presented One Bedroom Apartment | Located In Iconic Former Co-Op Building | Ideal...

Marketed from 6 May 2021 to 2 Mar 2022 (300 days) by Purplebricks, covering Glasgow



£139,000

1 bedroom flat for sale

Morrison Street , Flat 408 , Tradeston, Glasgow, G5 8BS

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

One Bedroom | Open Planned Living Space | Private Parking | Lift Access | Residents Gym | Electri...

Marketed from 31 Mar 2023 to 13 Jun 2023 (74 days) by Clyde Property, Shawlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,360 based on the analysis carried out by our letting team at **Let Property Management**.



£1,360 pcm

1 bedroom flat

PLATFORM_, Anderston Quay, Glasgow

+ Add to report

CURRENTLY ADVERTISED

Riverside location | Co-working space included | 250Mbps broadband included | Safe & secure devel...

Marketed from 4 Jan 2024 by PLATFORM, PLATFORM



£1,200 pcm

1 bedroom apartment

West Street, Tradeston

+ Add to report

NO LONGER ADVERTISED LET AGREED






** AVAILABLE END OF DECEMBER** | Beautifully presented second floor flat | Short Walk from City C...

Marketed from 12 Dec 2022 to 9 Jan 2023 (28 days) by Countrywide Residential Lettings, Hamilton

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: **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.



www.letproperty.co.uk

Morrison Street Glasgow, G5 8BS

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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