

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Renfield Street, Glasgow,  
G2

227239236

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Renfield Street, Glasgow, G2

Get instant cash flow of **£995** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**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...**



Renfield Street, Glasgow,  
G2

227239236



## Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £191.55 pm

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £995

Market Rent: £1,000

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 130,000

ADS @ 8%	£10,400
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£141,400</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £995 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£995	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£191.55	
Ground Rent	FREEHOLD	
Letting Fees	£99.50	£100.00
<b>Total Monthly Costs</b>	<b>£306.05</b>	<b>£306.55</b>
<b>Monthly Net Income</b>	<b>£688.95</b>	<b>£693.45</b>
<b>Annual Net Income</b>	<b>£8,267.40</b>	<b>£8,321.40</b>
<b>Net Return</b>	<b>5.85%</b>	<b>5.89%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,321**  
Adjusted To

Net Return                      **4.47%**

# 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 flat for sale

+ Add to r

Renfield Street, Glasgow, Glasgow City, G2

NO LONGER ADVERTISED

Marketed from 1 May 2025 to 25 Sep 2025 (146 days) by Slater Hogg & Howison, City Centre, Glasg



£135,000

## 1 bedroom flat for sale

+ Add to i

Renfield Street, Glasgow, G2

NO LONGER ADVERTISED

Marketed from 10 Jul 2025 to 10 Sep 2025 (61 days) by Countrywide, Glasgow City Living

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

## 1 bedroom flat

Glasgow, Glasgow, G2

NO LONGER ADVERTISED

Marketed from 15 Apr 2024 to 4 May 2024 (19 days) by OpenRent, London

+ Add to report



£1,095 pcm

## 1 bedroom flat

Renfield Street, Glasgow, G2

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2025 to 10 Sep 2025 (35 days) by DJ Alexander, Glasgow

+ Add to report

# Current Tenant Profile



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 in 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.



Renfield Street, Glasgow, G2

PROPERTY ID: 227239236

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.



**LETPROPERTY**