

LET PROPERTY PACK

INVESTMENT INFORMATION

Ingram Street, Glasgow, G1

226083868

 www.letproperty.co.uk





Property Description

Our latest listing is in Ingram Street, Glasgow, G1

Get instant cash flow of **£995** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£1,054** which would provide the investor a Gross Yield of **8.7%** 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...



Ingram Street, Glasgow,
G1

226083868



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £95.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £995

Market Rent: £1,054

Lounge



Kitchen



Bedroom



Bathroom



Exterior





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

PROPERTY VALUATION

£ 145,000.00

ADS @ 8%	£11,600
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£157,600

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

£ 1,054

Returns Based on Rental Income	£995	£1,054
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£95.00	
Ground Rent	Freehold	
Letting Fees	£99.50	£105.40
Total Monthly Costs	£209.50	£215.40
Monthly Net Income	£785.50	£838.60
Annual Net Income	£9,426.00	£10,063.20
Net Return	5.98%	6.39%



Return **Stress Test** Analysis Report

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

Annual Net Income **£7,955**
Adjusted To

Net Return **5.05%**



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 £190,000.



£190,000

1 bedroom flat for sale

+ Add to report

Ingram Street, Glasgow, G1

NO LONGER ADVERTISED

Marketed from 20 Feb 2023 to 24 May 2023 (92 days) by Let Property Sales & Management, Glasgow



£174,995

1 bedroom flat for sale

Montrose Street, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Jun 2023 to 6 Sep 2023 (82 days) by Momo & Kirkland, Hamilton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

1 bedroom flat share

GLASGOW | STUDENT | SEPTEMBER

CURRENTLY ADVERTISED

Marketed from 9 May 2026 by Skylets, Newcastle upon Tyne



£1,462 pcm

1 bedroom apartment

Candleriggs, 130 Trongate, Glasgow, G1






NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 8 Apr 2026 (6 days) by urbanbubble, Candleriggs

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**
-  Current term of tenancy: **2 years+**
-  Standard 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: 226083868

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.



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