

LET PROPERTY PACK

INVESTMENT INFORMATION

Paisley Road West,
Glasgow, G52

228433693

 www.letproperty.co.uk





Property Description

Our latest listing is in Paisley Road West, Glasgow, G52

Get instant cash flow of **£1,450** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£1,595** which would provide the investor a Gross Yield of **11.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Glasgow, G52

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Property Key Features

Spacious Primary Business Area

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,450

Market Rent: £1,595

Lounge



Kitchen



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £161,000.

PROPERTY VALUATION

£ 161,000

ADS @ 8% **£12,880**

LBTT Charge **£320**

Legal Fees **£1,000**

Total Investment £175,200

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 £1,450 per calendar month but the potential market rent is

£ 1,595

Returns Based on Rental Income	£1,450	£1,595
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£145.00	£159.50
Total Monthly Costs	£160.00	£174.50
Monthly Net Income	£1,290.00	£1,420.50
Annual Net Income	£15,480.00	£17,046.00
Net Return	8.84%	9.73%

Return **Stress Test** Analysis Report



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

Annual Net Income	£13,856
Adjusted To	
Net Return	7.91%

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 £180,000.



Studio flat for sale

[+ Add to report](#)

Crown Gardens, GLASGOW

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Mar 2026 by Allen & Harris, Dennistoun Glasgow

£180,000



Studio flat for sale

[+ Add to report](#)

Woodlands Terrace, Park, Glasgow, G3

NO LONGER ADVERTISED

SOLD STC

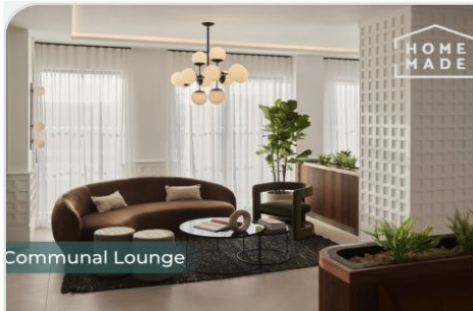
Marketed from 15 Sep 2025 to 15 Sep 2025 by Walker Wylie Estate Agents, Glasgow

£175,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,620 based on the analysis carried out by our letting team at **Let Property Management**.



Studio flat

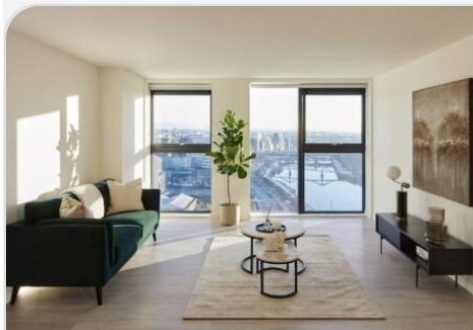
[+ Add to report](#)

PLATFORM_ in Glasgow, G3

NO LONGER ADVERTISED

Marketed from 18 Jun 2025 to 23 Jun 2025 (4 days) by Home Made, London

£1,620 pcm



Studio flat

[+ Add to report](#)

30 Anderston Quay, Glasgow, G3

NO LONGER ADVERTISED

Marketed from 29 Jul 2026 to 4 Aug 2026 (5 days) by Property Sense (GPM PRINCIPAL BRANCH), Covering Nationwide

£1,600 pcm

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: **4 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.



Paisley Road West, Glasgow, G52

PROPERTY ID: 228433693

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