

LET PROPERTY PACK

INVESTMENT INFORMATION

Curle Street, Glasgow, G14

229176857

 www.letproperty.co.uk





Property Description

Our latest listing is in Curle Street, Glasgow, G14

Get instant cash flow of **£1,000** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£1,307** which would provide the investor a Gross Yield of **12.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Curle Street, Glasgow, G14

229176857



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Living Spaces

Fully-Equipped Modern Kitchen

Factor Fees: £60.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,307

Lounge



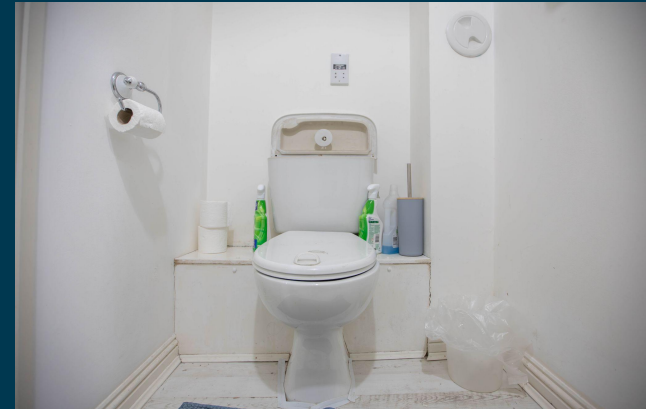
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 130,000.

PROPERTY VALUATION

£ 130,000

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

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 £1,000 per calendar month but the potential market rent is

£ 1,307

Returns Based on Rental Income	£1,000	£1,307
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£130.70
Total Monthly Costs	£175.00	£205.70
Monthly Net Income	£825.00	£1,101.30
Annual Net Income	£9,900.00	£13,215.60
Net Return	7.00%	9.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,602**
Adjusted To

Net Return **7.50%**



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 £130,000.



£130,000

2 bedroom flat for sale

+ Add

Curle Street, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2025 to 23 Oct 2025 (82 days) by Allen & Harris, Dennistoun Glasgow



£115,000

2 bedroom apartment for sale

+ Add to rep

95 Curle Street, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Nov 2022 to 28 Jan 2023 (76 days) by Murphy & Forrester Estate Agents, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Curle Street, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2026 to 18 Aug 2026 (11 days) by Martin & Co, Glasgow West End



£950 pcm

2 bedroom flat

1/1, 91 Curle Street, Whiteinch, Glasgow, G14 0RR

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jul 2026 to 24 Jul 2026 (10 days) by Ivy Property, Glasgow

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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Curle Street, Glasgow, G14

PROPERTY ID: 229176857

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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