

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wilverton Road, Glasgow,  
G13

226480869

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





## Property Description

Our latest listing is in Wilverton Road, Glasgow, G13

Get instant cash flow of **£750** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,123** which would provide the investor a Gross Yield of **10.0%** 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...**



Wilverton Road, Glasgow,  
G13

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £750**

**Market Rent: £1,123**

# Lounge



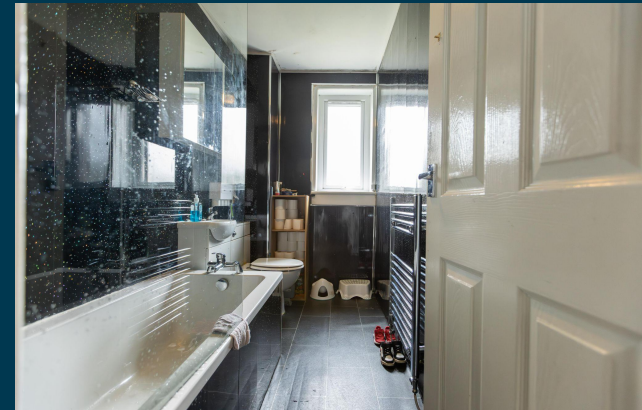
# Kitchen



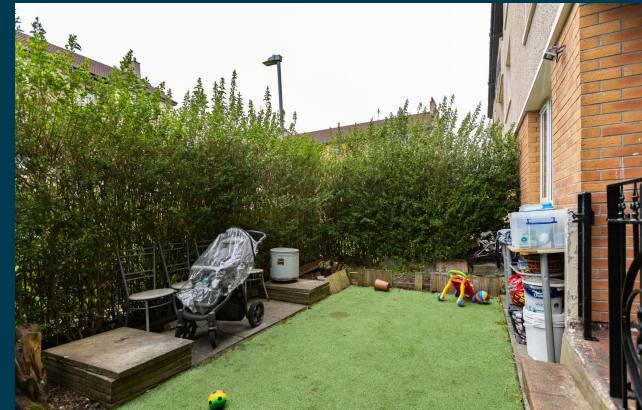
# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
ADS @ 8%	£10,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,550.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,123

Returns Based on Rental Income	£750	£1,123
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£112.30
<b>Total Monthly Costs</b>	<b>£511.88</b>	<b>£549.18</b>
<b>Monthly Net Income</b>	<b>£238.13</b>	<b>£573.83</b>
<b>Annual Net Income</b>	<b>£2,857.50</b>	<b>£6,885.90</b>
<b>Net Return</b>	<b>6.27%</b>	<b>15.12%</b>

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      **£4,639.90**  
Adjusted To

Net Return                      **10.19%**

## If Interest Rates increased by 2% (from 5% to 7%)



Annual Net Income      **£4,860.90**  
Adjusted To

Net Return                      **10.67%**

# 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 £149,000.

 <b>£149,000</b>	<p><b>2 bedroom flat for sale</b> <span>+ Add to report</span></p> <p>2/1 4 Netherton Avenue, Anniesland, G13 1BW</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 12 Nov 2025 to 16 Feb 2026 (96 days) by Corum, West End</p>
 <b>£145,000</b>	<p><b>2 bedroom flat for sale</b> <span>+ Add to report</span></p> <p>Strathblane Gardens, Glasgow, Lanarkshire, G13</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 12 Aug 2022 to 31 Oct 2022 (79 days) by YOUR MOVE, Hamilton</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,170 based on the analysis carried out by our letting team at **Let Property Management**.



£1,170 pcm

## 2 bedroom flat

Strathblane Gardens, Glasgow, G13

CURRENTLY ADVERTISED

Marketed from 5 May 2026 by OpenRent, London

+ Add to report



£1,150 pcm

## 2 bedroom flat

2/2, 68 Strathblane Gardens, Glasgow, G13

NO LONGER ADVERTISED






Marketed from 6 Jan 2026 to 9 Apr 2026 (92 days) by Roslea Properties, Glasgow

+ Add to report

# 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: **3 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.



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PROPERTY ID: 226480869

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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**