

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Drygate, Glasgow, G4

226760712

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





## Property Description

Our latest listing is in Drygate, Glasgow, G4

Get instant cash flow of **£950** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Drygate, Glasgow, G4

226760712



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £50.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £1,000**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## PROPERTY VALUATION

£ 110,000

ADS @ 8%	<b>£8,800</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£119,800</b>

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£950	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£100.00
<b>Total Monthly Costs</b>	<b>£160.00</b>	<b>£165.00</b>
<b>Monthly Net Income</b>	<b>£790.00</b>	<b>£835.00</b>
<b>Annual Net Income</b>	<b>£9,480.00</b>	<b>£10,020.00</b>
<b>Net Return</b>	<b>7.91%</b>	<b>8.36%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£8,020**  
Adjusted To

Net Return                      **6.69%**



# 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 £125,000.



£125,000

## 2 bedroom flat for sale

+ Add to report

1/1, 30 Cathedral Street, Glasgow City Centre, Glasgow, G4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Sep 2024 to 22 Dec 2024 (86 days) by Smart Sales & Investments, Glasgow



£120,000

## 2 bedroom flat for sale

+ Add to report

Cathedral Square, Glasgow, Lanarkshire, G4

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Aug 2021 to 24 Sep 2021 (28 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 £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom flat

High Street, Merchant City, G4

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2024 to 1 Feb 2024 (12 days) by Countrywide Residential Lettings, Glasgow

+ Add to report



£950 pcm

## 2 bedroom flat

Drygate, Dennistoun, Glasgow, G4

NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 28 Feb 2025 (45 days) by Gilson Gray LLP, Edinburgh

+ 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.



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Drygate, Glasgow, G4

PROPERTY ID: 12345678

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**