

LET PROPERTY PACK

INVESTMENT INFORMATION

72 Carlibar Road, Barrhead, G78

229197538

 www.letproperty.co.uk





Property Description

Our latest listing is in 72 Carlibar Road, Barrhead, G78

Get instant cash flow of **£500** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£610** which would provide the investor a Gross Yield of **13.3%** 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...



72 Carlibar Road,
Barrhead, G78

229197538



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £13.58 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £610

Lounge



Kitchen



Bedroom



Bedrooms



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
ADS @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 610

Returns Based on Rental Income	£500	£610
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£13.58	
Ground Rent	Freehold	
Letting Fees	£50.00	£61.00
Total Monthly Costs	£250.46	£261.46
Monthly Net Income	£249.55	£348.55
Annual Net Income	£2,994.54	£4,182.54
Net Return	15.64%	21.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,962.54**
Adjusted To

Net Return **15.47%**

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

Annual Net Income **£3,357.54**
Adjusted To

Net Return **17.53%**

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 £59,950.



£59,950

1 bedroom flat for sale

[+ Add to report](#)

Paisley Road, Barrhead, Glasgow, G78 1HG

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 6 Apr 2025 (176 days) by Barrhead Property Centre, Barrhead



£57,500

1 bedroom flat for sale

[+ Add to report](#)

George Street, Barrhead, Glasgow, G78 1RW

NO LONGER ADVERTISED

Marketed from 8 May 2025 to 18 Sep 2025 (132 days) by Barrhead Property Centre, Barrhead

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £645 based on the analysis carried out by our letting team at **Let Property Management**.



£645 pcm

1 bedroom flat

+ Add to report

George Street, Flat 2-2, Barrhead, East Renfrewshire, G78 1RW

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Aug 2025 to 14 Aug 2025 (12 days) by Clyde Property, Clarkston - Lettings



£625 pcm

1 bedroom flat

+ Add to report

139 Cross Arthurlie Street, Barrhead, G78 1EX

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2024 to 27 Mar 2024 (46 days) by ProBrook Properties, Glasgow

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: **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.



72 Carlibar Road, Barrhead, G78

PROPERTY ID: 229197538

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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