

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Renfield Street Glasgow G2

222995112

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





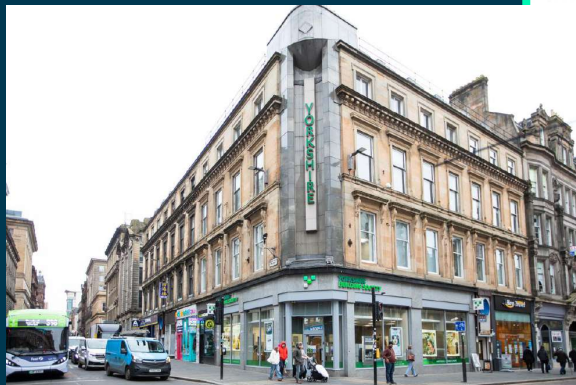
## Property Description

Our latest listing is in Renfield Street Glasgow G2

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **24.4%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Renfield Street Glasgow  
G2

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## Property Key Features

Spacious Room

Appropriate Office Space

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £550

# Office



# Exterior





# Initial Outlay



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

## PROPERTY VALUATION

£ 27,000

Stamp Duty ADS @ 8%	£0
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£28,000

# Projected Investment Return



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



Returns Based on Rental Income	£550
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£55.00
Total Monthly Costs	£70.00
Monthly Net Income	£480.00
Annual Net Income	£5,760.00
Net Return	20.57%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,660**  
Adjusted To

Net Return                      **16.64%**





# 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 £30,000.



£30,000

## Studio flat for sale

+ Add to report

Flat 38 Clyde House, 14 Clyde Street, Glasgow, Lanarkshire, G1 5HN

CURRENTLY ADVERTISED

Marketed from 6 Nov 2025 by Town & Country Property Auctions, Chester

Fully furnished student studio | [View more tcpa.co.uk](#)



£30,000

## 1 bedroom flat for sale

+ Add to report

50-58, Jamaica Street, 7-05, Glasgow City Centre, G14NN

NO LONGER ADVERTISED

Marketed from 17 Nov 2025 to 28 Nov 2025 (10 days) by Future Property Auctions, Glasgow

\*\*\*PRIME INVESTMENT\*\*\* Studio flat in CITY CENTRE location. REALISTIC RENTAL potential of Â£200 p

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 1 bedroom house share

+ Add to report

Sauchiehall Street, City Centre, Glasgow, G2

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2025 to 18 Feb 2025 (14 days) by Harvey Lets, Glasgow



£550 pcm

## 1 bedroom flat

+ Add to report

Gallowgate, Glasgow, G1

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Mar 2018 to 10 Jun 2025 (2638 days) by Brunswick Residential Letting Ltd, 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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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**