

LET PROPERTY PACK

INVESTMENT INFORMATION

Gallowgate, Glasgow, G1

226619795

 www.letproperty.co.uk





Property Description

Our latest listing is in Gallowgate, Glasgow, G1

Get instant cash flow of **£1,000** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£1,044** which would provide the investor a Gross Yield of **11.9%** 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...



Gallowgate, Glasgow, G1

226619795



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,000

Market Rent: £1,044

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £105,000.

PROPERTY VALUATION

£ 105,000

ADS @ 8% **£8,400**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £114,400

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

£1,044

Returns Based on Rental Income	£1,000	£1,044
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£100.00	£104.40
Total Monthly Costs	£115.00	£119.40
Monthly Net Income	£885.00	£924.60
Annual Net Income	£10,620.00	£11,095.20
Net Return	9.28%	9.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,007**
Adjusted To

Net Return **7.87%**

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 £115,000.



£115,000

2 bedroom flat for sale

[+ Add to report](#)

22b Claythorn Circus, Calton, Glasgow, G40 2HX

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 18 Mar 2025 to 24 Jun 2025 (97 days) by Miller Beckett & Jackson, Glasgow



£110,000

2 bedroom flat for sale

[+ Add to report](#)

London Road, Glasgow, G40 1PT

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Aug 2023 to 19 Mar 2024 (209 days) by eXp UK, Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,145 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

1 Parsonage Square, Merchant City, Glasgow, G4

NO LONGER ADVERTISED

Marketed from 5 Aug 2024 to 13 Sep 2024 (38 days) by MQ Estate Agents and Lettings, Covering Scotland

£1,145 pcm



2 bedroom flat

[+ Add to report](#)

Charlotte Street, Glasgow, G1 5DP

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2026 to 25 May 2026 (27 days) by Zone, Glasgow

£1,100 pcm

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.



 www.letproperty.co.uk

Gallowgate, Glasgow, G1

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.



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