

LET PROPERTY PACK

INVESTMENT INFORMATION

Jura Street, Glasgow, G52

227206954

 www.letproperty.co.uk





Property Description

Our latest listing is in Jura Street, Glasgow, G52

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£888** which would provide the investor a Gross Yield of **9.7%** 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...



Jura Street, Glasgow, G52

227206954



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £40.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £888

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

| | |
|------------------|-------------------|
| 25% Deposit | £27,500.00 |
| ADS @ 8% | £8,800.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £37,300.00 |

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 £550 per calendar month but the potential market rent is

£ 888

| | | |
|---------------------------------------|------------------|------------------|
| Returns Based on Rental Income | £550 | £888 |
| Mortgage Payments on £82,500.00 @ 5% | £343.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £40.00 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £55.00 | £88.80 |
| Total Monthly Costs | £453.75 | £487.55 |
| Monthly Net Income | £96.25 | £400.45 |
| Annual Net Income | £1,155.00 | £4,805.40 |
| Net Return | 3.10% | 12.88% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,029.40**

Net Return **8.12%**

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

Annual Net Income Adjusted To **£3,155.40**

Net Return **8.46%**

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

Paisley Road West, Glasgow, G52

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Mar 2025 to 25 Jun 2025 (99 days) by Slater Hogg & Howison, Shawlands, Glas



£120,000

2 bedroom flat for sale

+ Add to re

Barfillan Drive, Glasgow

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 30 Jun 2025 (45 days) by Allen & Harris, Shawlands Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom apartment

+ Add to report

Salen Street, Spacious 3 Bedroom Unfurnished Apartment, Craigton - Available Now

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Mar 2023 to 12 Apr 2023 (32 days) by Infiniti Properties, Glasgow



£875 pcm

3 bedroom flat

+ Add to report

Langlands Court, Glasgow, G51

NO LONGER ADVERTISED

Marketed from 29 Apr 2026 to 4 May 2026 (4 days) by OpenRent, London

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.



Jura Street, Glasgow, G52

PROPERTY ID: 227206954

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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