LET PROPERTY PACK

INVESTMENT INFORMATION

Langdale Street, Glasgow,
G33

229900844

www.letproperty.co.uk





Property Description

Our latest listing is in Langdale Street, Glasgow, G33

Get instant cash flow of **£895** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** 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...



Langdale Street, Glasgow, G33

229900844

Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £895

Market Rent: £950

Lounge



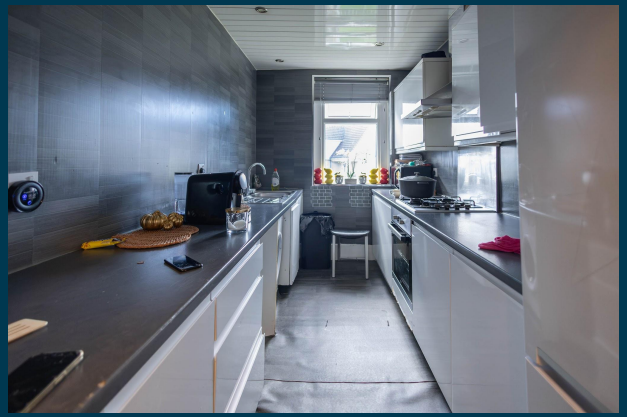




Kitchen







Bedrooms







Bathroom







Exterior





Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	**£28,750.00**
ADS @ 8%	**£9,200.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£38,950.00**

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 £895 per calendar month but the potential market rent is £950

Returns Based on Rental Income	£895	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£89.50	£95.00
Total Monthly Costs	£463.88	£469.38
Monthly Net Income	£431.13	£480.63
Annual Net Income	£5,173.50	£5,767.50
Net Return	13.28%	14.81%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,867.50**
Net Return	**9.93%**

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

Annual Net Income Adjusted To	**£4,042.50**
Net Return	**10.38%**

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 £150,000.



£150,000

3 bedroom house for sale

+ Add to report

Ryeside Road, Glasgow

CURRENTLY ADVERTISED SOLD STC

Marketed from 25 Aug 2026 by Moving Estate Agents, Glasgow



£150,000

3 bedroom flat for sale

+ Add to report

Gartcraig Road, Riddrie, Glasgow, G33 2SW

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Oct 2024 to 11 Jun 2025 (225 days) by Harbor Property, Baillieston

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom flat

+ Add to report

Greenside Street, Glasgow

NO LONGER ADVERTISED | LET AGREED

Marketed from 28 Feb 2024 to 29 Feb 2024 (1 days) by AVJ Homes, Glasgow



£950 pcm

3 bedroom flat

+ Add to report

Lochwood Street, Glasgow, G33

NO LONGER ADVERTISED

Marketed from 14 Sep 2024 to 19 Sep 2024 (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: **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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Langdale Street, Glasgow, G33

PROPERTY ID: 229900844

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