



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bemersyde Avenue,  
Glasgow, G43

215041081

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





## Property Description

Our latest listing is in Bemersyde Avenue, Glasgow, G43

Get instant cash flow of **£600** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£918** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Garden Ground Space**

**Factor Fees: £60 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £918**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of [Field - HR Value] and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

# Projected Investment Return



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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 £600 per calendar month but the potential market rent is

£ 918

Returns Based on Rental Income	£600	£918
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£91.80
Total Monthly Costs	£541.25	£573.05
Monthly Net Income	£58.75	£344.95
Annual Net Income	£705.00	£4,139.40
Net Return	1.61%	9.43%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,303.40</b>
Adjusted To	
Net Return	<b>5.25%</b>

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

Annual Net Income	<b>£2,189.40</b>
Adjusted To	
Net Return	<b>4.99%</b>

# 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 £162,995.



2 bedroom apartment for sale

[+ Add to report](#)

Burnfield Road, Glasgow, G43

**NO LONGER ADVERTISED**

Marketed from 28 Jul 2021 to 9 Nov 2021 (104 days) by Bellway Homes (Scotland West)

£162,995



2 bedroom apartment for sale

[+ Add to report](#)

Stoneside Drive, Eastwood, G43

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 23 Jul 2024 to 2 Oct 2024 (71 days) by Keller Williams Evolve, Scotland

£140,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,083 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

+ Add to report

Glasgow, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 3 Oct 2023 to 8 Oct 2023 (5 days) by OpenRent, London



£1,083 pcm

2 bedroom flat

+ Add to report

Glasgow, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 27 Mar 2023 to 3 Apr 2023 (7 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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

Bemersyde Avenue, Glasgow, G43

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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