LET PROPERTY PACK

INVESTMENT INFORMATION

Torrisdale Street, Glasgow,
G42

225411320

www.letproperty.co.uk

Property Description

Our latest listing is in Torrisdale Street, Glasgow, G42

Get instant cash flow of **£720** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£918** which would provide the investor a Gross Yield of **8.8%** 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...

Torrisdale Street, Glasgow, G42

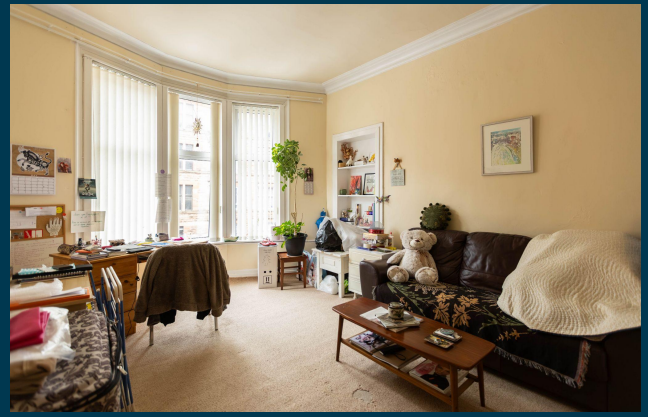
225411320

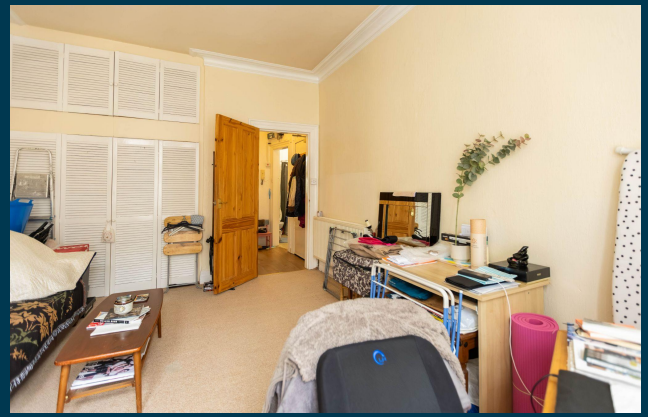
Property Key Features

- 1 Bedroom
- 1 Bathroom
- Spacious Living Spaces
- Easy Access to Local Amenities

- Factor Fees: £60.00
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £720
- Market Rent: £918

Lounge





Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	**£31,250.00**
ADS @ 8%	**£10,000.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£42,250.00**

Projected Investment Return

The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is

£ 918

Returns Based on Rental Income	£720	£918
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	Freehold	
Letting Fees	£72.00	£91.80
Total Monthly Costs	£537.63	£557.43
Monthly Net Income	£182.38	£360.58
Annual Net Income	£2,188.50	£4,326.90
Net Return	5.18%	10.24%

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.

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£2,490.90**
Net Return	**5.90%**

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

Annual Net Income Adjusted To	**£2,451.90**
Net Return	**5.80%**

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

1 bedroom flat for sale

+ Add to report

Torrisdale Street, Queens Park, G42 8PW

NO LONGER ADVERTISED SOLD STC

Marketed from 3 Feb 2024 to 19 Apr 2024 (75 days) by Walker Wylie Estate Agents, Glasgow

£120,000

1 bedroom flat for sale

+ Add to report

Kingarth Street, Glasgow, Glasgow City, G42

NO LONGER ADVERTISED SOLD STC

Marketed from 22 May 2025 to 2 Aug 2025 (71 days) by Countrywide, Shawlands

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

1 bedroom flat

+ Add to report

Torrisdale Street, Glasgow, G42

NO LONGER ADVERTISED

Marketed from 19 May 2024 to 24 May 2024 (4 days) by OpenRent, London

£745 pcm

1 bedroom flat

+ Add to report

,Torrisdale Street, Glasgow, G42

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Nov 2023 to 19 Dec 2023 (40 days) by Happy Lets, Glasgow

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: **7 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

Torrisdale Street, Glasgow, G42

PROPERTY ID: 225411320

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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