

LET PROPERTY PACK

INVESTMENT INFORMATION

Mavisbank Gardens,
Glasgow, G51

226293021

 www.letproperty.co.uk





Property Description

Our latest listing is in Mavisbank Gardens, Glasgow, G51

Get instant cash flow of **£795** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£915** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Mavisbank Gardens,
Glasgow, G51

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Property Key Features

1 Bedroom

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795 PM

Market Rent: £915 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

| | |
|------------------|-------------------|
| 25% Deposit | £37,500.00 |
| ADS @ 8% | £12,000.00 |
| LBTT Charge | £100 |
| Legal Fees | £1,000.00 |
| Total Investment | £50,600.00 |

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 915



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.



| Returns Based on Rental Income | £795 | £915 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £112,500.00 @ 5% | £468.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £79.50 | £91.50 |
| Total Monthly Costs | £563.25 | £575.25 |
| Monthly Net Income | £231.75 | £339.75 |
| Annual Net Income | £2,781.00 | £4,077.00 |
| Net Return | 5.50% | 8.06% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,247.00**
Adjusted To

Net Return **4.44%**

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

Annual Net Income **£1,827.00**
Adjusted To


Net Return **3.61%**



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 £153,000.




1 bedroom flat for sale + Add to report

22 mavisbank gardens, Glasgow, G51

NO LONGER ADVERTISED

Marketed from 26 Aug 2025 to 15 Sep 2025 (19 days) by Purplebricks, covering Glasgow

£153,000



1 bedroom flat for sale + Add to report

Mavisbank Gardens, Kinning Park, Glasgow, G51

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Apr 2025 to 14 Jul 2025 (89 days) by Countrywide, Glasgow City Living

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom flat

+ Add to r

Lancefield Quay, Finnieston, Glasgow, G3

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2025 to 10 Dec 2025 (44 days) by DJ Alexander, Glasgow



£975 pcm

1 bedroom flat

+ Add to r

Mavisbank Gardens, Glasgow, G51






NO LONGER ADVERTISED

Marketed from 13 Apr 2026 to 17 Apr 2026 (3 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.



www.letproperty.co.uk

Mavisbank Gardens, Glasgow, G51

PROPERTY ID: 226293021

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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