

LET PROPERTY PACK

INVESTMENT INFORMATION

Drygate, Glasgow, G4

226760712

 www.letproperty.co.uk





Property Description

Our latest listing is in Drygate, Glasgow, G4

Get instant cash flow of **£950** per calendar month with a **12.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **13.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Drygate, Glasgow, G4

226760712



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £50 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,000

Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £90,000.

PROPERTY VALUATION

£ 90,000

ADS @ 8%	£7,200
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£98,200

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£950	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£160.00	£165.00
Monthly Net Income	£790.00	£835.00
Annual Net Income	£9,480.00	£10,020.00
Net Return	9.65%	10.20%

Our industry leading letting agency **Let Property Management** 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 **£8,020**
Adjusted To

Net Return **8.17%**

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 report

1/1, 30 Cathedral Street, Glasgow City Centre, Glasgow, G4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Sep 2024 to 22 Dec 2024 (86 days) by Smart Sales & Investments, Glasgow



£120,000

2 bedroom flat for sale

+ Add to report

Cathedral Square, Glasgow, Lanarkshire, G4

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Aug 2021 to 24 Sep 2021 (28 days) by Countrywide, Glasgow City Living

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

High Street, Merchant City, G4

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2024 to 1 Feb 2024 (12 days) by Countrywide Residential Lettings, Glasgow

+ Add to report



£950 pcm

2 bedroom flat

Drygate, Dennistoun, Glasgow, G4

NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 28 Feb 2025 (45 days) by Gilson Gray LLP, Edinburgh

+ Add to report

Current Tenant Profile



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

Drygate, Glasgow, G4

PROPERTY ID: 226760712

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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