

LET PROPERTY PACK

INVESTMENT INFORMATION

Colgrave Crescent,
Glasgow, G32

228929133

 www.letproperty.co.uk





Property Description

Our latest listing is in Colgrave Crescent, Glasgow, G32

Get instant cash flow of **£950** per calendar month with a **8.1%** Gross Yield for investors.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Colgrave Crescent,
Glasgow, G32

228929133



Property Key Features

2 Bedrooms

1 Bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
ADS @ 8%	£11,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



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

£ 950



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	£950
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£95.00
Total Monthly Costs	£547.50
Monthly Net Income	£402.50
Annual Net Income	£4,830.00
Net Return	10.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,930.00**
Adjusted To

Net Return **6.21%**

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

Annual Net Income **£2,730.00**
Adjusted To

Net Return **5.78%**

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 £170,000.



£170,000

2 bedroom semi-detached house for sale

Braidfauld Place, Glasgow

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Apr 2026 by Allen & Harris, Dennistoun Glasgow



£155,000

2 bedroom flat for sale

Braidfauld Gardens, Tollcross, Glasgow, G32 8PX

CURRENTLY ADVERTISED

Marketed from 18 Jun 2026 by Harbor Property, Baillieston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Tollcross Road, Glasgow, G32

NO LONGER ADVERTISED

Marketed from 17 Jul 2026 to 27 Jul 2026 (9 days) by OpenRent, London



£975 pcm

2 bedroom apartment

Flat 1/1 146 Easterhill Street Glasgow, G32 8LE

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2026 to 5 Jun 2026 (98 days) by Property Bureau, Bearsden

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
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

Colgrave Crescent, Glasgow, G32

PROPERTY ID: 228929133

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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