

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greyfriars Street, Glasgow,  
G32

226494493

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





## Property Description

Our latest listing is in Greyfriars Street, Glasgow, G32

Get instant cash flow of **£655** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£869** which would provide the investor a Gross Yield of **8.3%** 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...



Greyfriars Street, Glasgow,  
G32

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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Modern Kitchen**

**Factor Fees: £44.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £655**

**Market Rent: £869**

# Lounge



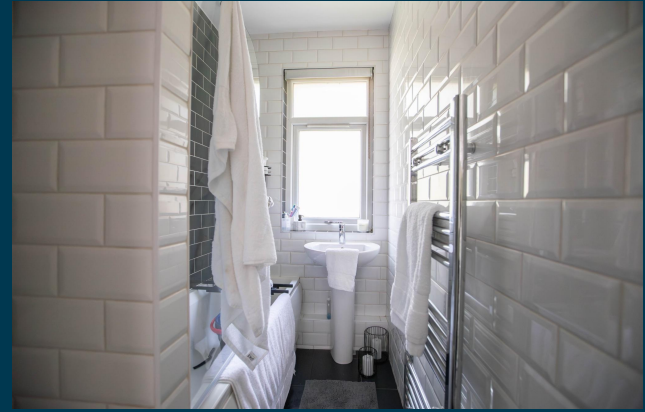
# Kitchen



# Bedrooms



# Bathroom



# Exterior





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



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 £655 per calendar month but the potential market rent is

£ 869

| Returns Based on Rental Income       | £655      | £869      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £93,750.00 @ 5% | £390.63   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | £44.00    |           |
| Ground Rent                          | FREEHOLD  |           |
| Letting Fees                         | £65.50    | £86.90    |
| Total Monthly Costs                  | £515.13   | £536.53   |
| Monthly Net Income                   | £139.88   | £332.48   |
| Annual Net Income                    | £1,678.50 | £3,989.70 |
| Net Return                           | 3.97%     | 9.44%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,251.70**  
Adjusted To

Net Return                      **5.33%**

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

Annual Net Income      **£2,114.70**  
Adjusted To

Net Return                      **5.01%**

# 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 £145,000.



## 2 bedroom flat for sale

[+ Add to report](#)

Cumbernauld Road, Glasgow, G33

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 Nov 2025 to 17 Feb 2026 (82 days) by Smart Sales & Investments, Glasgow

£145,000



## 2 bedroom flat for sale

[+ Add to report](#)

Girvan Street, Riddrie, G33 2DP

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2025 to 9 Mar 2026 (152 days) by Keys Estate Agents, Glasgow

£135,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom flat

[+ Add to report](#)

Carntyne Road, Carntyne, Glasgow, G32 6NF

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 May 2026 to 19 Jun 2026 (29 days) by A B PROPERTY CONSULTANTS, Baillieston

£900 pcm



## 2 bedroom apartment

[+ Add to report](#)

Marfield Street, Carntyne, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2023 to 18 Apr 2023 (72 days) by ALLISON RESIDENTIAL LETTINGS LTD, Newton Mearns

£875 pcm

# 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: **8 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.



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PROPERTY ID: 226494493

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.



**LETPROPERTY**