# TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

## INVESTMENT INFORMATION

Cockenzie Street, Glasgow,
G32 6XQ



**230374741**

Tenanted Property Auctions



# PROPERTY DESCRIPTION

Our latest listing is in Cockenzie Street, Glasgow, G32 6XQ

Rent currently agreed with tenant of **£625** per calendar month which calculates to a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£856** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Please read full legal pack for detailed property information.**

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



Cockenzie Street,
Glasgow, G32 6XQ

230374741

# Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £625

Market Rent: £856

# Lounge







# Kitchen







# Bedrooms








# Bathroom







# Exterior







# Purchase Outlay

**ASSUMED PURCHASE PRICE**

**£110,000**

| | |
|---|---|
| 10% Deposit (£5,000 Minimum) | **£11,000** |
| Buyers Premium | **£6,000** |
| Paid On Accepted Bid | **£17,000** |
| Purchase Balance | **£99,000** |
| ADS @ 8% | **£8,800** |
| LBTT Charge | **£0** |
| Est. Legal Fees | **~£2,000** |
| Balance Paid On Settlement | **£109,800** |

Your total all in costs would be ~£109,800 after taxes and fees based on a purchase price of £110,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £110,000.



**£110,000**

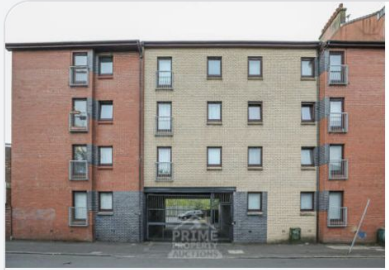
## 2 bedroom flat for sale

+ Add to report

Pettigrew Street, Glasgow, Glasgow City, G32

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Jul 2025 to 16 Sep 2025 (76 days) by Slater Hogg & Howison, Dennistoun, Glasgow



**£110,000**

## 2 bedroom flat for sale

+ Add to report

Flat 0/1, 12 Darleith Street, Glasgow, G32 7HZ

NO LONGER ADVERTISED

Marketed from 8 May 2026 to 18 Aug 2026 (101 days) by Prime Property Auctions (Scotland) Ltd, Glasgow

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our lettings team.



**2 bedroom flat**

+ Add to report

Shettleston Road, Shettleston

CURRENTLY ADVERTISED

Marketed from 19 Nov 2026 by 24.7 Property (Scotland) Ltd, Glasgow

**£975 pcm**



**2 bedroom flat**

+ Add to report

Old Shettleston Road. Glasgow, G32

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Jul 2026 to 3 Sep 2026 (48 days) by Countrywide Residential Lettings, Glasgow

**£950 pcm**



Cockenzie Street, Glasgow, G32 6XQ

**PROPERTY ID: 230374741**

# Interested in this **property investment?**

## Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.