

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrews Street,
Glasgow, G1

228510453

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Andrews Street, Glasgow, G1

Get instant cash flow of **£693** per calendar month with a **16.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **17.4%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



St. Andrews Street,
Glasgow, G1

228510453



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £330.00

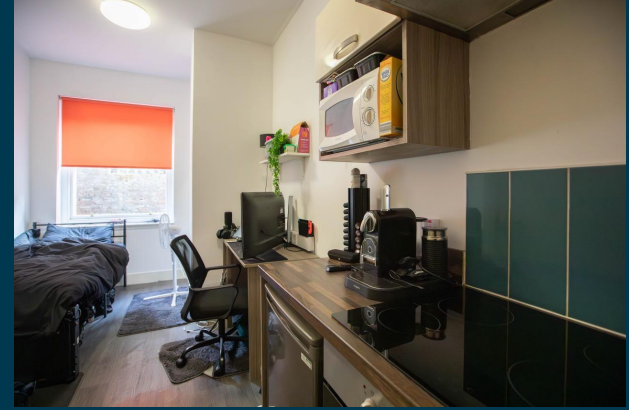
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

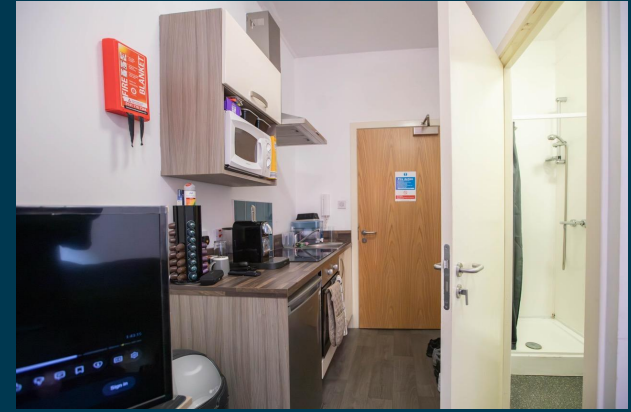
Current Rent: £693

Market Rent: £750

Lounge



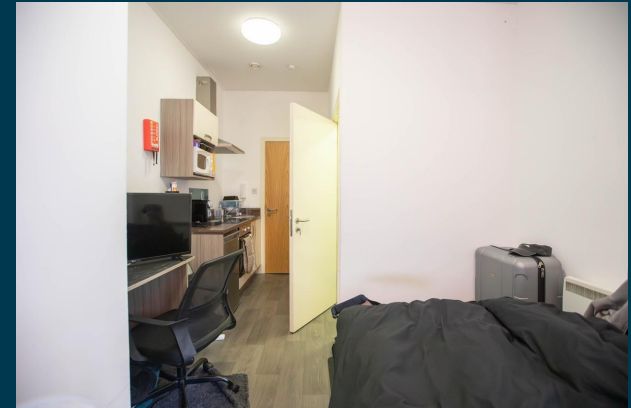
Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 51,750

ADS @ 8% **£4,140**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £56,890

Projected Investment Return



The monthly rent of this property is currently set at £693 per calendar month but the potential market rent is

£ 750



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£693	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£330.00	
Ground Rent	FREEHOLD	
Letting Fees	£69.30	£75.00
Total Monthly Costs	£414.30	£420.00
Monthly Net Income	£278.70	£330.00
Annual Net Income	£3,344.40	£3,960.00
Net Return	5.88%	6.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,460**
Adjusted To

Net Return **4.32%**

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 £60,000.

	Studio flat for sale St. Andrews Street, Glasgow, G1 NO LONGER ADVERTISED Marketed from 18 Sep 2024 to 21 Apr 2026 (580 days) by Pure, Manchester	+ Add to report
	Studio flat for sale St. Andrews Street, Glasgow, G1 NO LONGER ADVERTISED SOLD STC Marketed from 4 Jan 2024 to 10 Oct 2024 (280 days) by Pure, Manchester	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

Studio flat

+ Add to report

Candleriggs, Glasgow, G1

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jun 2026 to 23 Jul 2026 (31 days) by Countrywide Residential Lettings, Glasgow



£795 pcm

Studio flat

+ Add to report

Candleriggs, Glasgow, G1

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2025 to 7 Apr 2025 (24 days) by O'Neill, Glasgow

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**



Current term of tenancy: **3 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.



www.letproperty.co.uk

St. Andrews Street, Glasgow, G1

PROPERTY ID: 12345678

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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