TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Queen Mary Avenue,
Glasgow, G42 8DT



200422984

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Queen Mary Avenue, Glasgow, G42 8DT

Rent currently agreed with tenant of **£14,840** per calendar month which calculates to a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£20,000** which would provide the investor a Gross Yield of **6.7%** 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...



Queen Mary Avenue,
Glasgow, G42 8DT

200422984

Property Key Features

24 Bedroom

21 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £14,840

Market Rent: £20,000

Lounge







Kitchen







Bedrooms







Bathroom







Exterior





Purchase Outlay

ASSUMED PURCHASE PRICE

£3,590,000

10% Deposit (£5,000 Minimum)	**£359,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£365,000**
Purchase Balance	**£3,231,000**
ADS @ 8%	**£287,200**
LBTT Charge	**£389,150**
Est. Legal Fees	**~£2,000**
Balance Paid On Settlement	**£3,909,350**

Your total all in costs would be ~£3,909,350 after taxes and fees based on a purchase price of £3,590,000. 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 £4,200,000.



6 bedroom detached house for sale

+ Add to report

Ormiston Castle, Leyden Road, EH27 8DQ, Kirknewton, EH27

NO LONGER ADVERTISED

Marketed from 19 Feb 2026 to 25 Feb 2026 (6 days) by Fine and Country Edinburgh, Edinburgh

£4,200,000



13 bedroom property for sale

+ Add to report

Cassillis, Maybole, South Ayrshire, KA19

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Aug 2024 to 4 Nov 2024 (89 days) by Knight Frank, Edinburgh

£3,950,000

13 bedrooms | 5 reception rooms | 13 bathrooms | 310.05 acres | Outbuildings | Period | Equestria...



Queen Mary Avenue, Glasgow, G42 8DT

PROPERTY ID: 200422984

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.