

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Josephs Court, Glasgow,
G21

224312092

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Josephs Court, Glasgow, G21

Get instant cash flow of **£675** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£871** which would provide the investor a Gross Yield of **13.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



St. Josephs Court,
Glasgow, G21

224312092



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Parking

Factor Fees: £60 pm

Ground Rent: Freehold

Lease Length: Freehold

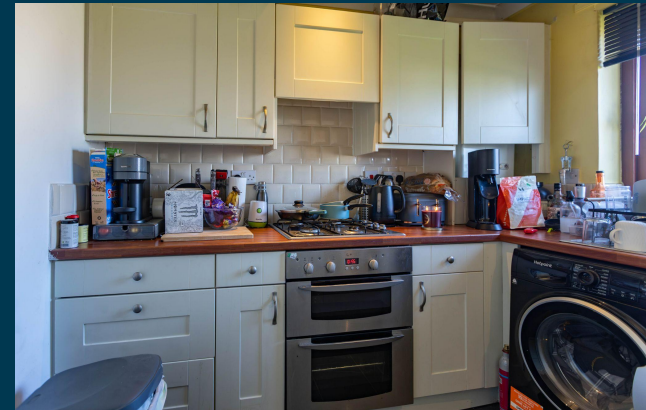
Current Rent: £674.87

Market Rent: £871

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 871

Returns Based on Rental Income	£674.87	£871
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	Freehold	
Letting Fees	£67.49	£87.10
Total Monthly Costs	£392.49	£412.10
Monthly Net Income	£282.38	£458.90
Annual Net Income	£3,388.60	£5,506.80
Net Return	12.37%	20.10%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,764.80**
Adjusted To

Net Return **13.74%**

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

Annual Net Income **£4,306.80**
Adjusted To

Net Return **15.72%**

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 £95,000.



2 bedroom flat for sale

+ Add to

399 Alexandra Parade, Glasgow, G31

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jan 2022 to 28 Mar 2022 (56 days) by Purplebricks, covering Glasgow



2 bedroom flat for sale

+ Add to report

Flat 2/2, 9 St Josephs Court, Glasgow, G21

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 31 Oct 2025 by Pacitti Jones, Bishopbriggs

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom ground floor flat

Alexandra Parade, Glasgow, G31

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Aquila Management Services, Airdrie

+ Add to report



£850 pcm

2 bedroom flat

St Joseph's Court, Glasgow, G21

NO LONGER ADVERTISED






Marketed from 21 Sep 2025 to 29 Sep 2025 (7 days) by OpenRent, London

+ Add to report

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: **4 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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St. Josephs Court, Glasgow, G21

PROPERTY ID: 224312092

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