

LET PROPERTY PACK

INVESTMENT INFORMATION

Lenzie Way, Glasgow, G21

224674351

 www.letproperty.co.uk





Property Description

Our latest listing is in Lenzie Way, Glasgow, G21

Get instant cash flow of **£500** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£849** which would provide the investor a Gross Yield of **17.0%** 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...



Lenzie Way, Glasgow, G21

224674351



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £50 pm

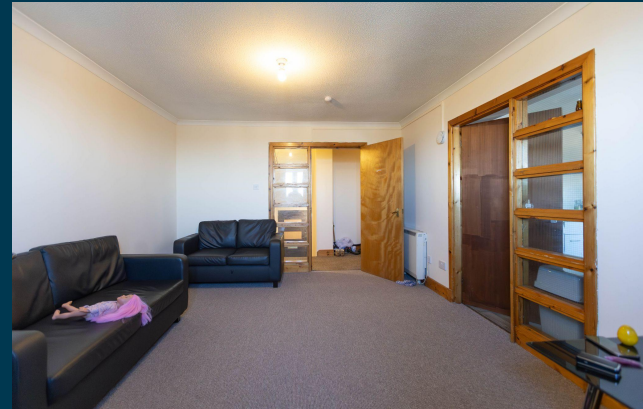
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £849

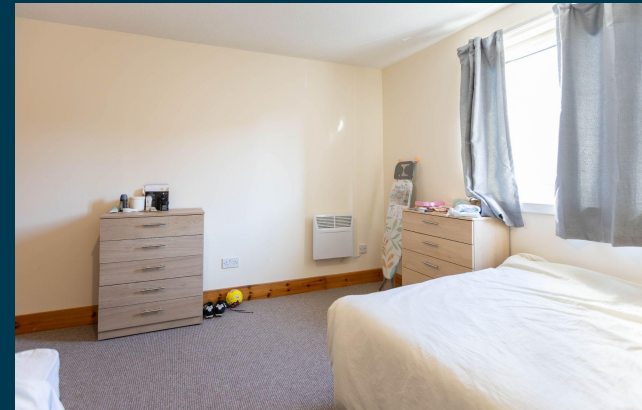
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £60,000.

PROPERTY VALUATION

£ 60,000

ADS @ 8%	£4,800
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£65,800

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 849



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



Returns Based on Rental Income	£500	£849
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£84.90
Total Monthly Costs	£115.00	£149.90
Monthly Net Income	£385.00	£699.10
Annual Net Income	£4,620.00	£8,389.20
Net Return	7.02%	12.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,691**
Adjusted To

Net Return **10.17%**



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 £79,000.



£79,000

2 bedroom maisonette for sale

+ Add to report

Lenzie Way, Glasgow, G21

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Oct 2023 to 12 Feb 2024 (104 days) by TAUk, Covering Nationwide



£77,500

2 bedroom flat for sale

+ Add to report

Lenzie Way, Glasgow, Glasgow City, G21

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 28 Jun 2025 (329 days) by Slater Hogg & Howison, Dennistoun, Glasgow

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 flat

Lenzie Way, Glasgow, G21 3TB

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2024 to 27 Mar 2024 (58 days) by ProBrook Properties, Glasgow

+ Add to report



£880 pcm

2 bedroom flat

SPRINGBURN, Lenzie Way

NO LONGER ADVERTISED

LET AGREED






Marketed from 20 Oct 2025 to 29 Oct 2025 (8 days) by Martin & Co, Glasgow West End

+ Add to report

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: **6 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

Lenzie Way, Glasgow, G21

PROPERTY ID: 224674351

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