

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wellshot Road, Glasgow,  
G32

226797844

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Wellshot Road, Glasgow, G32

This property has a potential to rent for **£791** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Wellshot Road, Glasgow,  
G32

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Market Rent: £791**

# Lounge



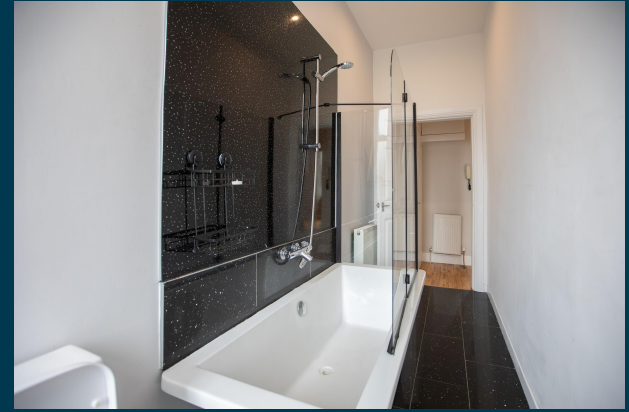
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

# Projected Investment Return



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.



<b>Returns Based on Rental Income</b>	<b>£791</b>
Mortgage Payments on £75,000.00 @ 5%	<b>£312.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£79.10</b>
<b>Total Monthly Costs</b>	<b>£406.60</b>
<b>Monthly Net Income</b>	<b>£384.40</b>
<b>Annual Net Income</b>	<b>£4,612.80</b>
<b>Net Return</b>	<b>13.57%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,030.80**  
Adjusted To

Net Return                      **8.91%**

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

Annual Net Income      **£3,112.80**  
Adjusted To

Net Return                      **9.16%**

# 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

## 1 bedroom apartment for sale

+ Add to report

Flat 0/1, 694 Tollcross Road, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 24 May 2024 to 27 Jun 2024 (33 days) by Murphy & Forrester Estate Agents, Glasgow



£105,000

## 1 bedroom flat for sale

+ Add to report

Eckford Street, Tollcross, Glasgow, G32

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jul 2024 to 17 Oct 2024 (91 days) by Countrywide, Dennistoun

# 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

1 bedroom flat

+ Add to report

Wellshot Road, Tollcross, Glasgow, G32

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 15 Jul 2025 (13 days) by Arc Property Sales and Lettings Limited, Glasgow



£795 pcm

1 bedroom flat

+ Add to report

Wellshot Road, Glasgow, G32 7AU

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2024 to 12 Aug 2024 (28 days) by Zone, Glasgow

Available 14.08.2024. Recently Refurbished 1 Bedroom top floor unfurnished apartment located with...

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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](http://www.letproperty.co.uk)

Wellshot Road, Glasgow, G32

PROPERTY ID: 226797844

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**