

LET PROPERTY PACK

INVESTMENT INFORMATION

Croftspar Grove, Glasgow,
G32

226968010

 www.letproperty.co.uk





Property Description

Our latest listing is in Croftspar Grove, Glasgow, G32

Get instant cash flow of **£800** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **7.9%** 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...



Croftspar Grove, Glasgow,
G32

226968010



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £820

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
ADS @ 8%	£10,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,250.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 820



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.



Returns Based on Rental Income	£800	£820
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£82.00
Total Monthly Costs	£485.63	£487.63
Monthly Net Income	£314.38	£332.38
Annual Net Income	£3,772.50	£3,988.50
Net Return	8.93%	9.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,348.50**
Adjusted To

Net Return **5.56%**

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

Annual Net Income **£2,113.50**
Adjusted To

Net Return **5.00%**

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 £195,000.



£195,000

2 bedroom semi-detached house for sale

Carroglen Grove, Glasgow, Glasgow City, G32

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Apr 2026 by DJ Alexander, Glasgow

+ Add to report



£149,995

2 bedroom semi-detached house for sale

67 Barlanark Place, Glasgow, G33 4PS

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 27 Apr 2026 by MSM, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom semi-detached house

P2597, 8 Croftspar Gate, Springboig, Glasgow, G32

CURRENTLY ADVERTISED

Marketed from 21 Apr 2026 by ritehome, Glasgow

+ Add to report



£1,100 pcm

2 bedroom semi-detached house

Swinton Crescent, Baillieston, Glasgow, G69 6AW

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2026 to 25 Apr 2026 (21 days) by A B PROPERTY CONSULTANTS, Baillieston

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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Croftspar Grove, Glasgow, G32

PROPERTY ID: 226968010

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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