

# LET PROPERTY PACK

## INVESTMENT INFORMATION

8, Clachan Drive, Glasgow  
G51

224743214

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





## Property Description

Our latest listing is in 8, Clachan Drive, Glasgow G51

Get instant cash flow of **£525** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£812** which would provide the investor a Gross Yield of **13.0%** 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...**



8, Clachan Drive, Glasgow  
G51

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## Property Key Features

1 bedroom

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £812

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	<b>£18,750.00</b>
Stamp Duty ADS @ 8%	<b>£6,000.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£25,750.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 812

Returns Based on Rental Income	£525	£812
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£81.20
<b>Total Monthly Costs</b>	<b>£301.88</b>	<b>£330.58</b>
<b>Monthly Net Income</b>	<b>£223.13</b>	<b>£481.43</b>
<b>Annual Net Income</b>	<b>£2,677.50</b>	<b>£5,777.10</b>
<b>Net Return</b>	<b>10.40%</b>	<b>22.44%</b>

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      **£4,153.10**  
Adjusted To

Net Return                      **16.13%**

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

Annual Net Income      **£4,652.10**  
Adjusted To

Net Return                      **18.07%**

# 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 £69,999.



£69,999

## 1 bedroom flat for sale

Govan Road, Linthouse, Glasgow, G51

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Sep 2025 to 15 Dec 2025 (102 days) by Castle Residential, Paisley



£66,999

## 1 bedroom flat for sale

Skipness Drive, Linthouse, Glasgow, G51

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Nov 2025 to 28 Jan 2026 (75 days) by Castle Residential, Paisley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom flat

Govan Road, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2025 to 12 Jan 2026 (31 days) by SLM Property, Glasgow



£695 pcm

## 1 bedroom flat

Burghead Place, Linthouse

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2025 to 8 Jan 2026 (29 days) by AWJ Homes, Glasgow

# 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: **8 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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PROPERTY ID: 224743214

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**