

LET PROPERTY PACK

INVESTMENT INFORMATION

Templeton Street,
Glasgow, G40

226450715

 www.letproperty.co.uk





Property Description

Our latest listing is in Templeton Street, Glasgow, G40

Get instant cash flow of **£786** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Templeton Street,
Glasgow, G40

226450715



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £200.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £786

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 140,000.00

ADS @ 8%	£11,200
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£152,200

Projected Investment Return



The monthly rent of this property is currently set at £786 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£786	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	Freehold	
Letting Fees	£78.60	£100.00
Total Monthly Costs	£293.60	£315.00
Monthly Net Income	£492.40	£685.00
Annual Net Income	£5,908.80	£8,220.00
Net Return	3.88%	5.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,220**
Adjusted To

Net Return **4.09%**



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 £157,500.



1 bedroom flat for sale

+ Add

Greenhead Street, Glasgow Green, Bridgeton, Glasgow G40 1DG

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jan 2024 to 3 May 2024 (120 days) by Mitchells Sales and Letting, Glasgow



1 bedroom flat for sale

+ Add

Templeton Street, Glasgow Green, G40

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jun 2025 to 27 Aug 2025 (83 days) by Kelly Residential, Newton Mearns

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom flat

+ Add to re

McNeil Street, G5

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2026 to 1 Apr 2026 (41 days) by Countrywide Residential Lettings, Glasgow



£795 pcm

1 bedroom apartment

London Road, Bridgeton

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Apr 2026 by 1-2-Let, Glasgow

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.



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Templeton Street, Glasgow, G40

PROPERTY ID: 226450715

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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