

LET PROPERTY PACK

INVESTMENT INFORMATION

Balgair Terrace, Glasgow,
G32 0PF

225926979

 www.letproperty.co.uk





Property Description

Our latest listing is in Balgair Terrace, Glasgow, G32 0PF

Get instant cash flow of **£400** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£746** which would provide the investor a Gross Yield of **17.9%** 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...



Balgair Terrace, Glasgow,
G32 0PF

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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £40

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £746

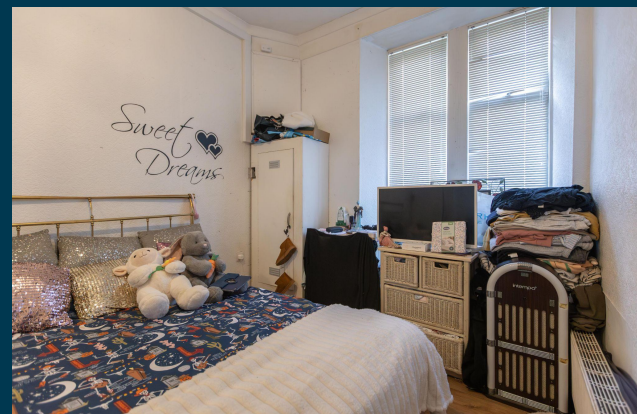
Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 50,000

ADS @ 8%	£4,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

Projected Investment Return



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



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 746



Returns Based on Rental Income	£400	£746
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£74.60
Total Monthly Costs	£95.00	£129.60
Monthly Net Income	£305.00	£616.40
Annual Net Income	£3,660.00	£7,396.80
Net Return	6.65%	13.45%

Return **Stress Test** Analysis Report



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

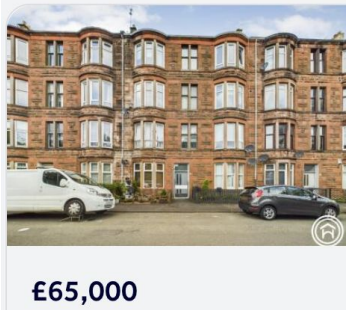
Annual Net Income **£5,905**
Adjusted To

Net Return **10.74%**

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 £65,000.



1 bedroom apartment for sale

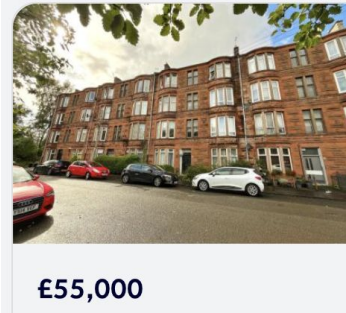
+ Add to report

Balgair Terrace, Glasgow, City of Glasgow, G32

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2024 to 10 Feb 2024 (35 days) by Harbor Property, Baillieston



1 bedroom flat for sale

+ Add to report

Balgair Terrace, Glasgow, G32

NO LONGER ADVERTISED

Marketed from 14 Nov 2025 to 3 Dec 2025 (18 days) by Countrywide, Dennistoun

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Balgair Terrace, Tollcross, G32

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2024 to 31 Jan 2024 (19 days) by Countrywide Residential Lettings, Glasgow

+ Add to report



£650 pcm

1 bedroom flat

Balgair Terrace, Budhill

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jan 2025 to 10 Mar 2025 (42 days) by 24.7 Property (Scotland) Ltd, Glasgow

+ 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **10 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.



Balgair Terrace, Glasgow, G32 0PF

PROPERTY ID: 12345678

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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