

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Glasgow Harbour Terraces  
Glasgow, G11 6BQ

192192767

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





## Property Description

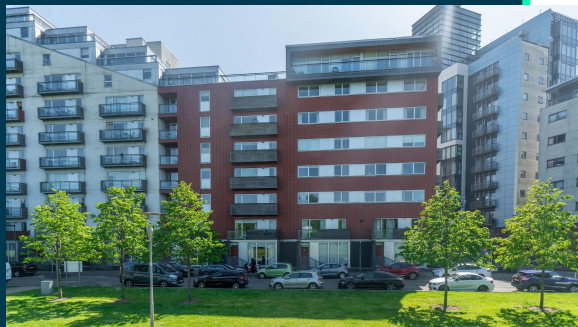
Our latest listing is in Glasgow Harbour Terraces Glasgow, G11 6BQ

Get instant cash flow of **£1,100.00** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**With reasonable potential rental returns and considering that this area of flats are almost guaranteed to appreciate over time, this could be a fantastic opportunity for an investor to increase the value of their portfolio.**

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



Glasgow Harbour  
Terraces Glasgow, G11 6BQ

192192767



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Modern Kitchen**

**Bathroom and Ensuite**

**Private Balcony Space**

**Factor Fees: £250.00**

**Current Rent: £1,100.00**

**Market Rent: £1,200**



# Lounge





# Kitchen



# Bedrooms



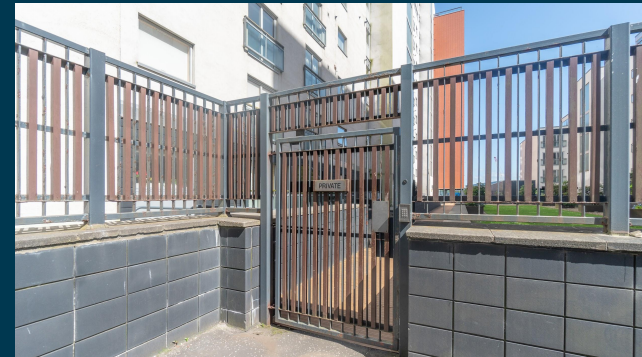


# Bathroom





# Exterior





Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 215,000.00

25% Deposit	<b>£53,750.00</b>
Stamp Duty ADS @ 6%	<b>£12,900.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£67,650.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,100.00 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,100	£1,200
Mortgage Payments on £161,250.00 @ 5%	£671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Letting Fees	£110.00	£120.00
<b>Total Monthly Costs</b>	<b>£1,046.88</b>	<b>£1,056.88</b>
<b>Monthly Net Income</b>	<b>£53.13</b>	<b>£143.13</b>
<b>Annual Net Income</b>	<b>£637.50</b>	<b>£1,717.50</b>
<b>Net Return</b>	<b>0.94%</b>	<b>2.54%</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.







# 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 £220,000.00.

 Floorplan



**£220,000**

## 2 bedroom flat for sale

3/2 323 Glasgow Harbour Terraces, Glasgow Harbour, G11 6BL


CURRENTLY ADVERTISED SOLD STC


### Key features

An excellent, two bedroom third floor flat, located in the Glasgow Harbour development, with south facing balcony to the rear and an allocated ...

Marketed from 28 Sep 2022 by Corum, West End

+ Add to report

 Floorplan



**£215,000**

## 2 bedroom flat for sale

Flat /, Glasgow Harbour Terraces, Glasgow

NO LONGER ADVERTISED UNDER OFFER

### Key features

Close to local amenities | Close To Train Station | Double Glazing | Ensuite Bathroom | Off-street parking


Marketed from 2 Aug 2022 to 1 Sep 2022 (29 days) by A B PROPERTY CONSULTANTS, Baillieston


+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350.00 based on the analysis carried out by our letting team at **Let Property Management**.

 Floorplan



£1,350 pcm

## 2 bedroom flat

Glasgow Harbour Terraces, Glasgow  
Harbour, Glasgow, G11

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Double glazing | Shower | Washing machine | Fridge Freezer

Marketed from 26 Jan 2023 to 1 Mar 2023 (34 days) by ritehome, Glasgow



£1,250 pcm

## 2 bedroom flat

Flat 4/4, 303 Glasow Harbour Terraces

NO LONGER ADVERTISED

### Key features

Flat | Furnished Property | Gas C/H | 2 Bedrooms | 2 Bathrooms | Allocated  
Parking Available | Communal garden | COUNCIL TAX BAND F | COUNCIL ...

Marketed from 20 Jun 2022 to 24 Jun 2022 (3 days) by Newton Letting, Glasgow

+ 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**

 Current term of tenancy: **5 years +**

 Standard Short Assured 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.





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

Glasgow Harbour Terraces Glasgow, G11  
6BQ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**