

LET PROPERTY PACK

INVESTMENT INFORMATION

Rose Street Glasgow, G3
6SP

192683484

 www.letproperty.co.uk





Property Description

Our latest listing is in Rose Street Glasgow, G3 6SP

Get instant cash flow of **£750.00** per calendar month with a **6.9%** Gross Yield for investors.

With a Glasgow City Centre Location and a rewarding rental income, this property will prove to be a fantastic long term investment for an investor.

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



Rose Street Glasgow, G3
6SP

192683484



Property Key Features

1 Bedroom

1 Bathroom

Open Plan Lounge

Modern Kitchen

Factor Fees: £150.00

Current Rent: £750.00

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
Legal Fees	£1,000.00
Total Investment	£41,300.00

Projected Investment Return



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	£750
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£150.00
Letting Fees	£75.00
Total Monthly Costs	£646.25
Monthly Net Income	£103.75
Annual Net Income	£1,245.00
Net Return	3.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£255.00**
Adjusted To

Net Return **-0.62%**

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

Annual Net Income **-£705.00**
Adjusted To

Net Return **-1.71%**

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 £205,000.00.



2 bedroom apartment for sale

Rose Street, Garnethill, Glasgow

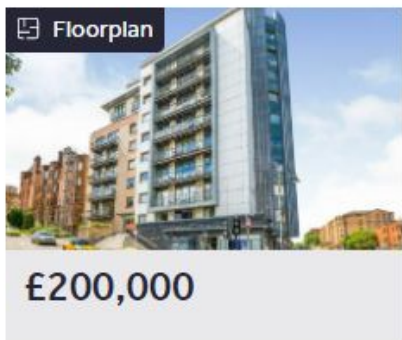
NO LONGER ADVERTISED SOLD STC

Key features

An excellent and rarely available two bedroom apartment forming part of the Metro Building in Garnethill, a popular modern development that ...

Marketed from 20 May 2019 to 25 Aug 2019 (97 days) by Rettie & Co, Glasgow City

+ Add to report



2 bedroom apartment for sale

59 Rose Street, Glasgow, G3

NO LONGER ADVERTISED SOLD STC

Key features

Luxury City Apartment | Stunning Views Over Glasgow | Central Heating | Two Balconies | Master En-Suite | Two Bedrooms | Stylish Open Plan Living ...

Marketed from 30 Jun 2021 to 1 Oct 2021 (93 days) by Purplebricks, covering Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750.00 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom apartment

59 Rose Street, City Centre, G3 6SP

+ Add to report

NO LONGER ADVERTISED LET AGREED

Furnished City Centre Studio Apartment | Secure Entry. | Gas Central Heating & Double Glazing. | ...

Marketed from 20 Apr 2022 to 13 May 2022 (23 days) by Property Bureau, Bearsden



£950 pcm

Studio flat

Rose Street, Glasgow G3 6SP

+ Add to report

NO LONGER ADVERTISED LET AGREED






Fridge Freezer | Gas Hob | Shower | Smoke Detector | Washing machine | Double Glazing | Off Stree...

Marketed from 2 Oct 2020 to 30 Aug 2021 (331 days) by Zone, 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**
-  Current term of tenancy: **2 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.



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Rose Street Glasgow, G3 6SP

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.



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