

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street Baillieston,
Glasgow, G69 7JJ

192752247

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street Baillieston, Glasgow, G69 7JJ

Get instant cash flow of **£450.00** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

This flat is found within an amenity rich area of Baillieston, has a long term tenant currently situated & is able to generate a rewarding rental income.

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



George Street Baillieston,
Glasgow, G69 7JJ

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Property Key Features

2 Bedroom

1 Bathroom

Three Piece Bathroom

Garden Space

Factor Fees: £33.00

Current Rent: £450.00

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£450.00	£550
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.00	
Letting Fees	£45.00	£55.00
Total Monthly Costs	£343.00	£353.00
Monthly Net Income	£107.00	£197.00
Annual Net Income	£1,284.00	£2,364.00
Net Return	4.98%	9.16%

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 **£1,264.00**
Adjusted To

Net Return **4.90%**

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

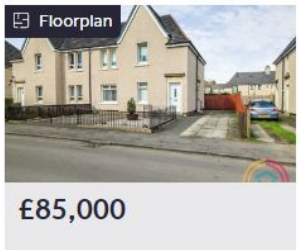
Annual Net Income **£1,164.00**
Adjusted To

Net Return **4.51%**

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 £93,000.00.



2 bedroom flat for sale
G69
NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Key features
Shops and amenities nearby | Fitted Kitchen | Double glazing | Close to public transport | Garden | Driveway

Marketed from 12 Apr 2021 to 10 Sep 2021 (150 days) by Harbor Property, Baillieston

Sold price history

1 Jul 2021	£93,000

18 Jun 2002	£39,500



2 bedroom ground floor flat for sale
South Scott Street, Glasgow, G69
NO LONGER ADVERTISED

+ Add to report

Key features
Ideally placed for amenities, an appealing main door LOWER COTTAGE FLAT with feature gardens including decking and enclosed children's play ...

Marketed from 12 Sep 2019 to 6 Jan 2020 (115 days) by Macallans, Glasgow

Sold price history

18 Nov 2019	£87,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600.00 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom flat

Church Street, Baillieston, GLASGOW, G69

NO LONGER ADVERTISED LET AGREED

Key features

Double bedroom | Good decoration | Double glazing | Central heating | Communal gardens

Marketed from 24 Feb 2023 to 10 Mar 2023 (13 days) by DJ Alexander, Glasgow

+ Add to report



£600 pcm

2 bedroom flat

George Street, Baillieston, G69

NO LONGER ADVERTISED LET AGREED

Key features

Uppfer cottage flat | Two double bedrooms | Offered unfurnished | New kitchen | Recently painted throughout | Double glazing | Gas central ...

Marketed from 1 Sep 2021 to 27 Sep 2021 (26 days) by Countrywide Residential Lettings, 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: **4 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

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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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