

LET PROPERTY PACK

INVESTMENT INFORMATION

Glasgow Road Edinburgh,
EH12 8LS

193304768

 www.letproperty.co.uk





Property Description

Our latest listing is in Glasgow Road Edinburgh, EH12 8LS

Get instant cash flow of **£1,050.00** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a location that is ideal for those wanting to rent and a long term tenant currently situated, this property will prove to be a reliable and rewarding rental investment for an investor.

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



Glasgow Road Edinburgh,
EH12 8LS

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Property Key Features

2 Bedroom

2 Bathroom

Modern Kitchen

Bathroom and Ensuite

Factor Fees: £100.00

Current Rent: £1,050.00

Market Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £235,000.00 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 235,000.00

25% Deposit	£58,750.00
Stamp Duty ADS @ 6%	£14,100.00
Legal Fees	£1,000.00
Total Investment	£73,850.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050.00 per calendar month but the potential market rent is

£ 1,250

Returns Based on Rental Income	£1,050.00	£1,250
Mortgage Payments on £176,250.00 @ 5%	£734.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Letting Fees	£105.00	£125.00
Total Monthly Costs	£954.38	£974.38
Monthly Net Income	£95.63	£275.63
Annual Net Income	£1,147.50	£3,307.50
Net Return	1.55%	4.48%

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 **£807.50**
Adjusted To

Net Return **1.09%**

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

Annual Net Income **-£217.50**
Adjusted To

Net Return **-0.29%**

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 £250,000.00.

 Floorplan



£220,000

2 bedroom flat for sale

162/5 Glasgow Road, Corstorphine, Edinburgh, EH12 8LS

NO LONGER ADVERTISED **SOLD STC**

Key features

Excellent predominantly south facing 1st floor flat | Gas central heating | Double glazing | Video entry phone security system | Communal ...

Marketed from 26 Sep 2022 to 2 Feb 2023 (128 days) by Warners Solicitors, Edinburgh

Sold price history

28 Nov 2022 £250,000

+ Add to report

 Floorplan



£220,000

2 bedroom ground floor flat for sale

164/1 Glasgow Road, Edinburgh, EH12 8LS

NO LONGER ADVERTISED **UNDER OFFER**

Key features

Desirable ground floor flat close to local amenities | Large bay windowed livingroom/diningroom and separate stylish dining kitchen | Spacious ...

Marketed from 1 Oct 2022 to 15 Nov 2022 (45 days) by Drummond Miller, Edinburgh

Sold price history

16 Nov 2022 £242,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

2 bedroom flat

Glasgow Road, Maybury, Edinburgh, EH12

NO LONGER ADVERTISED

Key features

Breakfast Bar | Double glazing | Shower | Washing machine | Dishwasher |
Fridge Freezer

Marketed from 1 Dec 2022 to 5 Dec 2022 (3 days) by Smart Property, Edinburgh

+ Add to report

Floorplan



£1,250 pcm

2 bedroom flat

Gogarloch Syke, South Gyle, Edinburgh, EH12

NO LONGER ADVERTISED

Key features

Shower | Washing machine | Fridge Freezer






Marketed from 7 Jul 2023 to 13 Jul 2023 (5 days) by Tay Letting, Edinburgh

+ 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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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.



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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