

LET PROPERTY PACK

INVESTMENT INFORMATION

Carmichael Place,
Glasgow, G42 9SY

193372942

 www.letproperty.co.uk





Property Description

Our latest listing is in Carmichael Place, Glasgow, G42 9SY

Get instant cash flow of **£850.00** per calendar month with a **5.8%** Gross Yield for investors.

With a location that allows for easy access to countless amenities, a tenant currently situated and rewarding rental returns, this would prove to be a reliable rental income.

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



Carmichael Place,
Glasgow, G42 9SY

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Property Key Features

2 Bedroom

1 Bathroom

Prime Glasgow Rental Location

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £850.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
Legal Fees	£1,000.00
Total Investment	£55,250.00

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	£850
Mortgage Payments on £131,250.00 @ 5%	£546.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£85.00
Total Monthly Costs	£646.88
Monthly Net Income	£203.13
Annual Net Income	£2,437.50
Net Return	4.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£737.50**
Adjusted To

Net Return **1.33%**

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

Annual Net Income **-£187.50**
Adjusted To

Net Return **-0.34%**

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 £185,000.00.



Floorplan

£185,000

2 bedroom flat for sale

Sinclair Drive, Langside, Glasgow, G42

NO LONGER ADVERTISED SOLD STC

Key features

Well presented ground floor traditional flat set within substantial blonde sandstone building situated within a much sought after and central South ...

Marketed from 28 Sep 2022 to 7 Feb 2023 (132 days) by Countrywide, Shawlands

+ Add to report



Floorplan

£180,000

2 bedroom flat for sale

Flat 0/2, 62 Dundrennan Road, Battlefield, G42 9SG

CURRENTLY ADVERTISED UNDER OFFER

Key features

Convenient ground floor position | Bay windowed living room | Two generous double bedrooms, one with en-suite | Double glazed and gas ...

Marketed from 29 Mar 2023 by Corum, Shawlands

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900.00 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

Ledard Road, Battlefield, Glasgow, G42

NO LONGER ADVERTISED

Key features

Traditional two bed tenement flat in popular Battlefield location.

Marketed from 30 May 2022 to 6 Jun 2022 (7 days) by Shanta Residential, Glasgow

+ Add to report



£900 pcm

2 bedroom flat

Ledard Road, Langside, Glasgow, G42

NO LONGER ADVERTISED LET AGREED

Key features

Superb ground floor, two bed, furnished blonde sandstone tenement flat located in Langside.

Marketed from 17 May 2022 to 5 Jul 2022 (48 days) by Western 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**
-  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.



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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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