

LET PROPERTY PACK

INVESTMENT INFORMATION

Paisley Road West,
Glasgow, G51 1BJ

194963782

 www.letproperty.co.uk





Property Description

Our latest listing is in Paisley Road West, Glasgow, G51 1BJ

Get instant cash flow of **£500.00** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

As the property is situated within a prime Glasgow City Centre location that will attract students and working professionals, this would be a brilliant long term investment for an investor.

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



Paisley Road West,
Glasgow, G51 1BJ

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Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Double Glazed Windows

Factor Fees: £0.00

Current Rent: £500.00

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
Legal Fees	£1,000.00
Total Investment	£49,050.00

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£500.00	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£50.00	£100.00
Total Monthly Costs	£549.38	£599.38
Monthly Net Income	-£49.38	£400.63
Annual Net Income	-£592.50	£4,807.50
Net Return	-1.21%	9.80%

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 **£2,807.50**
Adjusted To

Net Return **5.72%**

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

Annual Net Income **£2,482.50**
Adjusted To

Net Return **5.06%**

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 £175,000.00.

 Floorplan



£149,000

3 bedroom flat for sale
Paisley Road West, Flat 2/2, Cessnock, Glasgow, G51 1BJ

NO LONGER ADVERTISED **UNDER OFFER**

Key features

Three Bedroom | Dining Kitchen | Top (Second) Floor | Excellent Transport Links | Double Glazing | Gas Central Heating | Ample Storage | Popular ...

Marketed from 1 Nov 2022 to 3 Mar 2023 (121 days) by Clyde Property, Shawlands

+ Add to report

 Floorplan



£189,000

4 bedroom flat for sale
Paisley Road West, Flat 2/1, Ibrox, Glasgow, G51 1BJ

NO LONGER ADVERTISED **UNDER OFFER**

Key features

Four Bedroom | Dining Kitchen | Newly Upgraded Throughout | Second (Top) Floor | Excellent Transport Links | Double Glazing | Gas Central ...

Marketed from 9 Feb 2023 to 26 Apr 2023 (76 days) by Clyde Property, Shawlands

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom flat

Lorne Street, 1/2,

+ Add to report

CURRENTLY ADVERTISED

Fitted Kitchen | Shower | Entryphone

Marketed from 22 Aug 2023 by KPM Residential, Glasgow



£995 pcm

3 bedroom flat

Lorne Street, Glasgow

+ Add to report

NO LONGER ADVERTISED

LET AGREED






GROUND FLOOR 3 BEDROOM APARTMENT | GAS CENTRAL HEATING | DOUBLE GLAZING | DESIRABLE LOCATION | NO...

Marketed from 20 Jul 2023 to 26 Aug 2023 (36 days) by AVJ Homes, 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**
-  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

Paisley Road West, Glasgow, G51 1BJ

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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