

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Glasgow Harbour Terraces,  
Glasgow G11 6BL

195255566

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Glasgow Harbour Terraces, Glasgow G11 6BL

Get instant cash flow of **£850** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

**With reasonable potential rental returns and considering that this area of flats are almost guaranteed to appreciate over time, this could be a fantastic opportunity for an investor to increase the value of their portfolio.**

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



Glasgow Harbour  
Terraces, Glasgow G11 6BL

195255566



## Property Key Features

**2 bedroom**

**2 bathroom**

**Spacious Lounge**

**Bathroom and Ensuite**

**Factor Fees: £260.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £850**

**Market Rent: £1,200**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 220,000.00

25% Deposit	£55,000.00
Stamp Duty ADS @ 6%	£13,200.00
LBTT Charge	£1,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£70,700.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£850	£1,200
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£260.00	
Ground Rent	N/A	
Letting Fees	£85.00	£120.00
<b>Total Monthly Costs</b>	<b>£1,047.50</b>	<b>£1,082.50</b>
<b>Monthly Net Income</b>	<b>-£197.50</b>	<b>£117.50</b>
<b>Annual Net Income</b>	<b>-£2,370.00</b>	<b>£1,410.00</b>
<b>Net Return</b>	<b>-3.35%</b>	<b>1.99%</b>

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      **-£990.00**  
Adjusted To

Net Return                      **-1.40%**

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

Annual Net Income      **-£1,890.00**  
Adjusted To

Net Return                      **-2.67%**

# 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 £240,000.



£220,000

**2 bedroom apartment for sale**  
7/1, 321 Glasgow Harbour Terraces, Glasgow, G11 6BL

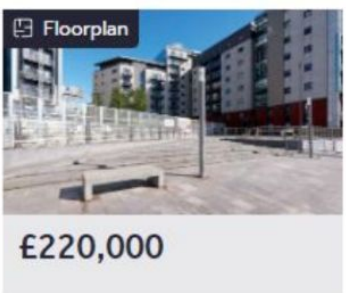
**NO LONGER ADVERTISED**

### Key features

A spacious and design-led two bedroom apartment with balcony and private parking offering views of the West End and the impressive banks ...

Marketed from 31 Aug 2017 to 3 Feb 2020 (886 days) by McEwan Fraser Legal, Edinburgh

+ Add to report



£220,000

**2 bedroom flat for sale**  
3/2 323 Glasgow Harbour Terraces, Glasgow Harbour, G11 6BL

**CURRENTLY ADVERTISED** **SOLD STC**

### Key features

An excellent, two bedroom third floor flat, located in the Glasgow Harbour development, with south facing balcony to the rear and an allocated ...

Marketed from 28 Sep 2022 by Corum, West End

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

## 2 bedroom flat

Sandy Road, Patrick

+ Add to report

NO LONGER ADVERTISED LET AGREED

First Floor Flat | Two Double Bedrooms | Part Furnished | On Street Permit Parking Obtainable | E...

Marketed from 1 Sep 2023 to 30 Sep 2023 (29 days) by Countrywide Residential Lettings, West End



£1,350 pcm

## 2 bedroom flat

Meadowside Quay Square, Glasgow, G11 6BS

+ Add to report

CURRENTLY ADVERTISED LET AGREED

Available 14.9.23; Zone Group Are Pleased To Offer To The Letting Market This 12th Floor Unfurnis...

Marketed from 17 Aug 2023 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 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](http://www.letproperty.co.uk)

Glasgow Harbour Terraces, Glasgow G11  
6BL

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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