

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street Baillieston,
Glasgow, G69 7JJ

192780853

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£500.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location that allows for easy access to countless valuable amenities in Baillieston, a long term tenant currently situated and a good rental income, this property will prove to be a reliable investment.

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



George Street Baillieston,
Glasgow, G69 7JJ

192780853



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Garden Space

Factor Fees: £33.00

Current Rent: £500.00

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



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

£ 550



Returns Based on Rental Income	£500.00	£550
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.00	
Letting Fees	£50.00	£55.00
Total Monthly Costs	£363.63	£368.63
Monthly Net Income	£136.38	£181.38
Annual Net Income	£1,636.50	£2,176.50
Net Return	5.98%	7.96%

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 **£1,076.50**
Adjusted To

Net Return **3.94%**

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

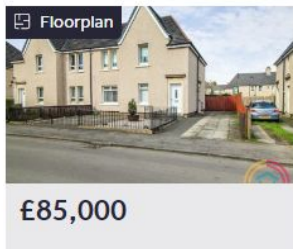
Annual Net Income **£901.50**
Adjusted To

Net Return **3.30%**

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**

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

+ Add to report



2 bedroom ground floor flat for sale

South Scott Street, Glasgow, G69

NO LONGER ADVERTISED

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

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £645.00 based on the analysis carried out by our letting team at **Let Property Management**.



£645 pcm

3 bedroom flat

Main Street, Baillieston, Glasgow, G69.

NO LONGER ADVERTISED LET AGREED

Key features

EMAIL ENQUIRIES ONLY Smart Move are delighted to bring to the rental market this three bedroom flat set within traditional built building in ...

Marketed from 19 Oct 2007 to 23 Feb 2023 (5605 days) by SMART MOVE ESTATE AGENTS (SCOTLAND) LTD, Glasgow

+ Add to report



£550 pcm

3 bedroom flat

Pendeen Crescent, Barlanark, Glasgow

NO LONGER ADVERTISED LET AGREED

Key features

Ross Sales & Lettings are delighted to offer to the rental market this part furnished top floor flat that is located within Barlanark in Glasgow. The ...






Marketed from 25 Nov 2022 to 2 Feb 2023 (69 days) by Ross Sales & 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: **5 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

George Street Baillieston, Glasgow, G69 7JJ

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.



LETPROPERTY