

LET PROPERTY PACK

INVESTMENT INFORMATION

Bell Street, Glasgow, G4

207713128

 www.letproperty.co.uk





Property Description

Our latest listing is in Bell Street, Glasgow, G4.

This property has a potential to rent for **£973** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £1,440

Ground Rent: TBC

Lease Length: TBC

Market Rent: £973

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£47,600.00

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	£973
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£120.00
Ground Rent	TBC
Letting Fees	£97.30
Total Monthly Costs	£701.05
Monthly Net Income	£271.95
Annual Net Income	£3,263.40
Net Return	6.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,317.40**
Adjusted To

Net Return **2.77%**

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

Annual Net Income **£1,013.40**
Adjusted To

Net Return **2.13%**

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 £160,000.00.



£160,000



1 bedroom flat for sale
Bell Street, Glasgow, G4

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Home Report £160,000 Picture perfect this is an absolutely immaculate and beautifully presented...

Marketed from 23 Jan 2024 by Slater Hogg & Howison, City Centre, Glasgow



£160,000

2 bedroom flat for sale
Bell Street, Glasgow, G4

+ Add to report

NO LONGER ADVERTISED SOLD STC

The Collegelands Development remains popular with potential buyers perfectly blending traditional...

Marketed from 19 Jan 2024 to 21 Jun 2024 (153 days) by Countrywide, Glasgow City Living

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £973 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

1 bedroom flat

Headline Building, Albion Street, G1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available in August | One Double Bedroom | Modern Luxury Apartment | Stylish, Modern Decor | Furn...

Marketed from 1 Aug 2022 to 23 Aug 2022 (22 days) by Countrywide Residential Lettings, Glasgow



£975 pcm

1 bedroom flat

Ingram Street, Glasgow G1 1DJ

+ Add to report

NO LONGER ADVERTISED LET AGREED





Fridge Freezer | Shower | Smoke Detector | Washing machine | Fitted Wardrobes | Garden access | L...

Marketed from 13 Dec 2021 to 20 Feb 2023 (434 days) 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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Interested in this
property investment?

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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