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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Bell Street, Glasgow, G4

207713128

www.letproperty.co.uk

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### **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...







Bell Street, Glasgow, G4

207713128

1 Bedroom Fac 1 Bathroom Gro

**Property Key Features** 

Lounge and Kitchen Three Piece Bathroom

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Factor Fees: £1,440 Ground Rent: TBC Lease Length: TBC Market Rent: £973







## **Kitchen**





## Bedrooms

















### **Initial** Outlay



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



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	твс
Letting Fees	£97.30
Total Monthly Costs	£701.05
Monthly Net Income	£271.95
Annual Net Income	£3,263.40
Net Return	<mark>6.86%</mark>



#### **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.

	1 bedroom flat for sale         Bell Street, Glasgow, G4         CURRENTLY ADVERTISED SOLD STC         *Home Report £160,000* Picture perfect this is an a beautifully presented	+ Add to report
£160,000	Marketed from 23 Jan 2024 by Slater Hogg & Howison, City Centre, Glasgow	
E Floorplan		
A	2 bedroom flat for sale Bell Street, Clasgow, C4	+ Add to report
	Bell Street, Glasgow, G4 NO LONGER ADVERTISED SOLD STC	<u></u>

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

£160,000

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**.

	1 bedroom flat Headline Building, Albion Street, G1 NO LONGER ADVERTISED LET AGREED	+ Add to report	
	Available in August   One Double Bedroom   Mod Modern Decor   Furn	lern Luxury Apartment   Stylish,	
975 pcm	Marketed from 1 Aug 2022 to 23 Aug 2022 (22 days) by Cou	Marketed from 1 Aug 2022 to 23 Aug 2022 (22 days) by Countrywide Residential Lettings, Glasgow	
	1 bedroom flat Ingram Street, Glasgow G1 1DJ	+ Add to report	
A A A A A A A A A A A A A A A A A A A	NO LONGER ADVERTISED LET AGREED		
	Fridge Freezer   Shower   Smoke Detector   Wash Garden access   L	ing machine   Fitted Wardrobes	

£975 pcm

Marketed from 13 Dec 2021 to 20 Feb 2023 (434 days) by Zone, Glasgow

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





Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: N/A

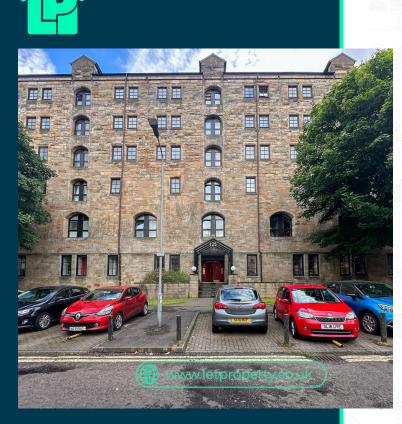


Fully compliant tenancy: N/A

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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207713128

# 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.

