

LET PROPERTY PACK

INVESTMENT INFORMATION

Springburn Road, Glasgow,
G21

210196272

 www.letproperty.co.uk





Property Description

Our latest listing is in Springburn Road, Glasgow, G21

Get instant cash flow of **£1,360** per calendar month with a **14.8%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Springburn Road,
Glasgow, G21

210196272



Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,360

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,360 per calendar month.

Returns Based on Rental Income	£1,360
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£136.00
Total Monthly Costs	£494.75
Monthly Net Income	£865.25
Annual Net Income	£10,383.00
Net Return	29.58%

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 **-£4,305.00**
Adjusted To

Net Return **-12.26%**

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

Annual Net Income **-£5,955.00**
Adjusted To

Net Return **-16.97%**

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 £100,000.



£100,000

2 bedroom flat for sale

+ Add to report

Springburn Road, Glasgow

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Jan 2024 to 13 May 2024 (116 days) by Allen & Harris, Bishopbriggs
Glasgow



£100,000

2 bedroom flat for sale

+ Add to report

Springburn Road, Glasgow, Lanarkshire, G21

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 May 2021 to 27 Jul 2021 (60 days) by Countrywide, Dennistoun

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom flat

Adamswell Street, Glasgow, G21

NO LONGER ADVERTISED

Marketed from 18 Jul 2023 to 22 Jul 2023 (3 days) by OpenRent, London

+ Add to report



£1,500 pcm

2 bedroom flat

Adamswell Street, Glasgow, G21

NO LONGER ADVERTISED

Marketed from 18 Jul 2023 to 20 Jul 2023 (1 days) by OpenRent, London

+ 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 Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 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

Springburn Road, Glasgow, G21

PROPERTY ID: 12345678

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.



LETPROPERTY