

LET PROPERTY PACK

INVESTMENT INFORMATION

Glenmore Place, Glasgow
G42

210392332

 www.letproperty.co.uk





Property Description

Our latest listing is in Glenmore Place, Glasgow G42

Get instant cash flow of **£850** per calendar month with a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to market rate.

With a tenant currently situated.. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000
Total Investment	£26,760.00

Projected Investment Return



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

£ 1,000



Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£387.50	£402.50

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 **£5,170.00**
Adjusted To

Net Return **19.32%**

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

Annual Net Income **£5,790.00**
Adjusted To

Net Return **21.64%**

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 £100,000.00.



2 bedroom flat for sale [+ Add to report](#)

Glenmore Place, GLASGOW


NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Apr 2024 to 7 Jun 2024 (48 days) by Allen & Harris, Burnside Glasgow

Modern Stunning Top Floor Flat | Bright Spacious Lounge | Modern Fitted Kitchen | Two Bedrooms | ...

 Sold price history: [View](#)

 Floor plan: [View](#)



2 bedroom flat for sale [+ Add to report](#)

Glenmore Place, Glasgow, G42

NO LONGER ADVERTISED **SOLD STC**



Marketed from 11 Aug 2023 to 15 Nov 2023 (96 days) by Countrywide, Burnside

Located within a popular development, is the beautifully presented two bedroom ground floor flat. ...

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,000 pcm</p>	<p>2 bedroom flat</p> <p>Clincart Road, Glasgow, G42</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 31 Oct 2022 to 14 Nov 2022 (13 days) by Shantia Residential, Glasgow</p> <p>Spacious two bed traditional tenement property in prime Mount Florida location.</p>	<p>+ Add to report</p>
 <p>£1,000 pcm</p>	<p>2 bedroom flat</p> <p>Oatlands Square, Oatlands, G5</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 4 Oct 2022 to 14 Oct 2022 (10 days) by Countrywide Residential Lettings, Glasgow</p> <p>Available Now Modern apartment Two double bedrooms Master with ensuite Open plan living &...</p>	<p>+ Add to report</p>

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: **3 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.



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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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