

LET PROPERTY PACK

INVESTMENT INFORMATION

Lethamhill Road Glasgow,
G33 2SF

200656224

 www.letproperty.co.uk





Property Description

Our latest listing is in Lethamhill Road
Glasgow, G33 2SF

This property has a potential to rent for **£1,088** which would provide the investor a Gross Yield of **15.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Glasgow, it will make for a reliable long term investment for an investor.

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



Lethamhill Road Glasgow,
G33 2SF

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Property Key Features

3 Bedroom

2 Bathroom

Spacious Room

Well maintained

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: Vacant

Market Rent: £1,088

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



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

£ 1,088



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	£1,088
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£108.80
Total Monthly Costs	£389.43
Monthly Net Income	£698.58
Annual Net Income	£8,382.90
Net Return	30.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,206.90**
Adjusted To

Net Return **22.69%**

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


Annual Net Income **£7,107.90**
Adjusted To

Net Return **25.99%**

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 £105,000.



3 bedroom flat for sale


Lochwood Street, Provanmill, Glasgo, G33

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 May 2024 to 27 Aug 2024 (94 days) by Countrywide, Dennistoun

Seldom available three-bedroom main door upper cottage flat.

£105,000



[View floor plan](#)


Sold price history:

28/08/2024	£117,000
05/08/2003	£11,400

EPC:

(Approx.) Sqft: **732 sq ft** Price (£) per sqft: **£159.85**

[+ Add to report](#)



3 bedroom flat for sale

Irongray Street, Haghill, Glasgow, G31

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 May 2023 to 17 Jul 2023 (73 days) by Countrywide, Dennistoun

£105,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom flat

+ Add to report

Merchiston Street, Glasgow

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Sep 2024 by CODA Estates Ltd, Glasgow

Upper cottage flat | Three bedrooms | Spacious accommodation | Fitted kitchen | Modern bathroom w...

Sold price history:

[View](#)

17/12/2015

£75,000

EPC:

[View](#)





(Approx.) Sqft: **883 sq ft**

Price (£) per sqft: **£1.25**

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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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.



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