

LET PROPERTY PACK

INVESTMENT INFORMATION

Crichton Street, Glasgow, G21

209942871

 www.letproperty.co.uk





Property Description

Our latest listing is in Crichton Street, Glasgow, G21

Get instant cash flow of **£625** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

With a location that would be perfect for families looking to rent, this property will be prove to reliable rental investment over the long term.

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



Crichton Street, Glasgow,
G21

209942871



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £600/year

Ground Rent: N/A

Lease Length: N/A

Current Rent: £625

Market Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

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.



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£625	£825
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£82.50
Total Monthly Costs	£390.00	£410.00
Monthly Net Income	£235.00	£415.00
Annual Net Income	£2,820.00	£4,980.00
Net Return	8.81%	15.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,330.00**
Adjusted To

Net Return **10.41%**

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


Annual Net Income **£3,480.00**
Adjusted To

Net Return **10.88%**

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](#)


Foresthal Crescent, Glasgow, G21 4EE

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Jul 2024 to 7 Oct 2024 (96 days) by Miller Estate Agents, Hamilton

Rarely Available Ground Floor Flat | Close Proximity To Glasgow City Centre | Two Double Bedrooms...


£100,000



[View floor plan](#)

Sold price history: [View](#)

22/08/2024	£115,500
06/10/2006	£89,000
10/04/2005	£52,500



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

Crichton Place, Springburn, Glasgow, G21

NO LONGER ADVERTISED



Marketed from 26 Mar 2024 to 11 Apr 2024 (15 days) by Countrywide, Dennistoun

£100,000

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.

 £825 pcm	<p>2 bedroom flat + Add to report</p> <p>Saracen Street, Flat 2/2, Glasgow, Glasgow, G22 5AU</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 23 Oct 2024 to 24 Oct 2024 (1 days) by Clyde Property, Westland</p> <p>Close to City Centre and near to shops Residents Parking Secure Entry Guarantor required ...</p> <p>📍 EPC: View</p> <p>(Approx.) Sqft: 764 sq ft Price (£) per sqft: £1.08</p>
 £825 pcm	<p>2 bedroom flat + Add to report</p> <p>Ayr Street, Glasgow</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 6 Aug 2024 to 21 Aug 2024 (14 days) by MacLay Property Ltd, Glasgow</p> <p>2 Bedrooms 1 Bathroom Unfurnished Property Gas C/H Private Resident's Parking Council T...</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: **4 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.



Crichton Street, 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