

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lentran Street, Glasgow,  
G34

212461712

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

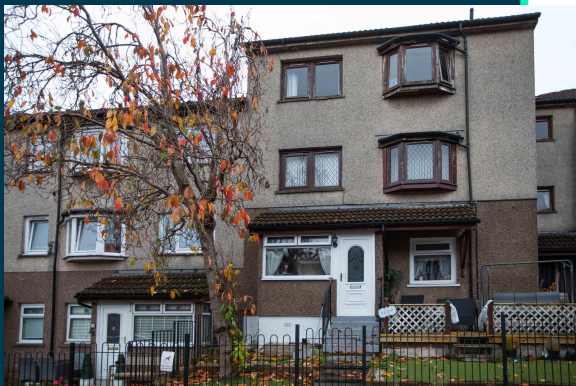
Our latest listing is in Lenran Street, Glasgow, G34

Get instant cash flow of **£300** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **12.8%** if the rent was increased to market rate.

**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 make for a rewarding addition to an investors portfolio.**

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



Lentran Street, Glasgow,  
G34

212461712



## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £300

Market Rent: £748



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	<b>£17,500.00</b>
Stamp Duty ADS @ 6%	<b>£4,200.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£22,700.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £300 per calendar month but the potential market rent is

£ 748

Returns Based on Rental Income	£300	£748
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£30.00	£74.80
<b>Total Monthly Costs</b>	<b>£263.75</b>	<b>£308.55</b>
<b>Monthly Net Income</b>	<b>£36.25</b>	<b>£439.45</b>
<b>Annual Net Income</b>	<b>£435.00</b>	<b>£5,273.40</b>
<b>Net Return</b>	<b>1.92%</b>	<b>23.23%</b>

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      **£3,777.40**  
Adjusted To

Net Return                      **16.64%**

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

Annual Net Income      **£4,223.40**  
Adjusted To

Net Return                      **18.61%**

# 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 £65,000.



£65,000

## 2 bedroom apartment for sale

+ Add to report

Lentran Street, Glasgow, City of Glasgow, G34

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2023 to 21 Jul 2023 (137 days) by Harbor Property, Baillieston



£59,995

## 2 bedroom flat for sale

+ Add to report

Lentran Street, South Rogerfield, Glasgow, G34

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 to 22 May 2024 (57 days) by Countrywide, Baillieston

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £980 based on the analysis carried out by our letting team at **Let Property Management**.



£980 pcm

## 2 bedroom flat

Denmilne Street, Glasgow, G34

NO LONGER ADVERTISED

Marketed from 21 Jun 2024 to 16 Jul 2024 (24 days) by OpenRent, London

+ Add to report



£800 pcm

## 2 bedroom terraced house

Lochdochart Road, Glasgow, G34

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2024 to 1 Nov 2024 (10 days) by DJ Alexander, Glasgow






+ 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: **5 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](http://www.letproperty.co.uk)

Lentran Street, Glasgow, G34

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**