

LET PROPERTY PACK

INVESTMENT INFORMATION

Aberdour Street, Glasgow,
G31

211535131

 www.letproperty.co.uk





Property Description

Our latest listing is in Aberdour Street, Glasgow, G31

Get instant cash flow of **£650** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£688** which would provide the investor a Gross Yield of **9.7%** 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...



Aberdour Street, Glasgow,
G31

211535131



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £650

Market Rent: £688

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] 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 £650 per calendar month but the potential market rent is

£ 688

| Returns Based on Rental Income | £650 | £688 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £63,750.00 @ 5% | £265.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | TBC | |
| Letting Fees | £65.00 | £68.80 |
| Total Monthly Costs | £345.63 | £349.43 |
| Monthly Net Income | £304.38 | £338.58 |
| Annual Net Income | £3,652.50 | £4,062.90 |
| Net Return | 13.35% | 14.86% |

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 **£2,686.90**
Adjusted To

Net Return **9.82%**

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

Annual Net Income **£2,787.90**
Adjusted To

Net Return **10.19%**

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 £85,000.



£85,000

1 bedroom flat for sale

+ Add to report

Aberdour Street, Dennistoun, G31 3NJ

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Aug 2024 by Keys Estate Agents, Glasgow

Traditional ground floor flat | Welcoming Hallway | Bright spacious bay windowed lounge | Modern ...



£75,000

1 bedroom flat for sale

+ Add to report

Aberdour Street, Glasgow, G31 3NJ

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Nov 2022 to 1 Feb 2023 (70 days) by Town & Country Estate Agents, Glasgow

SOLD BY TOWN AND COUNTRY ESTATE AGENTS | BRANCHES OPEN 7 DAYS A WEEK | FREE VALUATION SERVICE | S...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom flat

[+ Add to report](#)

Aberdour Street, Glasgow, G31

NO LONGER ADVERTISED

Marketed from 5 Nov 2024 to 11 Nov 2024 (5 days) by OpenRent, London



£795 pcm

1 bedroom flat

[+ Add to report](#)

Aberdour Street, Dennistoun

NO LONGER ADVERTISED

Marketed from 21 Aug 2024 to 27 Aug 2024 (5 days) by G4 Properties, Glasgow

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

Aberdour Street, Glasgow, G31

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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