

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Scotstoun Street, Glasgow,  
G14 0TB

212398873

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





## Property Description

Our latest listing is in Scotstoun Street, Glasgow, G14 0TB

This property has a potential to rent for **£974** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

**With a location that allows easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Scotstoun Street,  
Glasgow, G14 0TB

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## Property Key Features

**1 BEDROOM**

**1 BATHROOM**

**Spacious Room**

**Well Maintained Property**

**Factor Fees: £25.00**

**Ground Rent: N/A**

**Lease Length: LEASEHOLD**

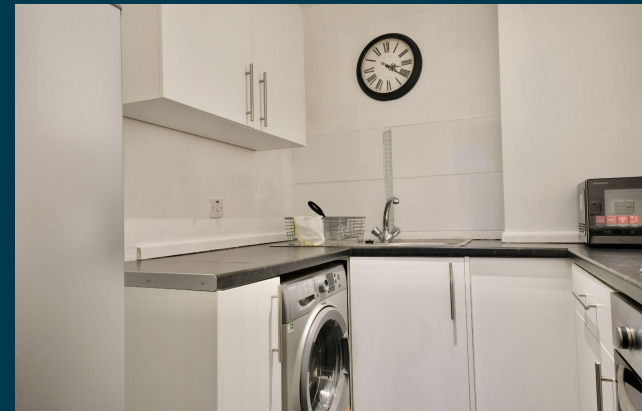
**Current Rent: N/A**

**Market Rent: £974**

# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





# Initial Outlay



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	£1,000.00
Total Investment	£26,760.00

# 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 N/A per calendar month but the potential market rent is

£ 974

<b>Returns Based on Rental Income</b>	<b>£974</b>
Mortgage Payments on £69,000.00 @ 5%	<b>£287.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£25.00</b>
Letting Fees	<b>£97.40</b>
<b>Total Monthly Costs</b>	<b>£424.90</b>
<b>Monthly Net Income</b>	<b>£549.10</b>
<b>Annual Net Income</b>	<b>£6,589.20</b>
<b>Net Return</b>	<b>24.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,641.20**  
Adjusted To

Net Return                      **17.34%**

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

Annual Net Income      **£5,209.20**  
Adjusted To

Net Return                      **19.47%**

# 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 .



£120,000

## 1 bedroom flat for sale

+ Add to report

Dumbarton Road, Scotstoun, Glasgow, G14

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jun 2024 to 23 Sep 2024 (104 days) by Countrywide, West End



£105,000

## 1 bedroom apartment for sale

+ Add to report

Edzell Court, Whiteinch

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Jul 2024 by Martin & Co, Glasgow West End

# Rent Comparables Report



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



£900 pcm

## 1 bedroom flat

+ Add to report

Curle Street, Whiteinch, Glasgow, G14

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2024 to 29 Jun 2024 (31 days) by Countrywide Residential Lettings, Glasgow



£895 pcm

## 1 bedroom flat

+ Add to report

Dumbarton Road, Glasgow, G14

NO LONGER ADVERTISED

Marketed from 22 Oct 2024 to 25 Oct 2024 (2 days) by OpenRent, London

# 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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**