

LET PROPERTY PACK

INVESTMENT INFORMATION

Fieldhead Drive, Glasgow,
G43

211574779

 www.letproperty.co.uk





Property Description

Our latest listing is in Fieldhead Drive, Glasgow, G43

Get instant cash flow of **£680** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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G43

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Balcony

Factor Fees: £50.00

Current Rent: £680

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£680	£950
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£0.00	
Letting Fees	£68.00	£95.00
Total Monthly Costs	£476.75	£503.75
Monthly Net Income	£203.25	£446.25
Annual Net Income	£2,439.00	£5,355.00
Net Return	6.95%	15.26%

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 **£3,455.00**
Adjusted To

Net Return **9.84%**

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

Annual Net Income **£3,705.00**
Adjusted To

Net Return **10.56%**

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.



£120,000

3 bedroom apartment for sale

+ Add to report

Fieldhead Drive, Eastwood, Flat 1/1, GLASGOW

NO LONGER ADVERTISED UNDER OFFER

Marketed from 7 Sep 2023 to 18 Dec 2023 (101 days) by Home Connexions, Glasgow



£85,000

3 bedroom flat for sale

+ Add to report

34 Fieldhead Drive, Glasgow, G43

NO LONGER ADVERTISED

Marketed from 26 Mar 2022 to 1 Apr 2022 (6 days) by Purplebricks, covering Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom flat

+ Add to report

Barrmill Road, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2024 to 16 Oct 2024 (25 days) by Penny Lane Homes Ltd, Paisley



£675 pcm

3 bedroom flat

+ Add to report

Flat 1/1 34 Fieldhead Drive, Glasgow

NO LONGER ADVERTISED

Marketed from 7 Jan 2022 to 13 Jan 2022 (6 days) by Rosevale Letting, 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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

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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Fieldhead Drive, Glasgow, G43

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