

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbotsford Court,
Glasgow, G67 4BQ

211757212

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbotsford Court, Glasgow, G67 4BQ

Get instant cash flow of **£750** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,399** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Abbotsford Court,
Glasgow, G67 4BQ

211757212



Property Key Features

4 bedrooms

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £150.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £1,399

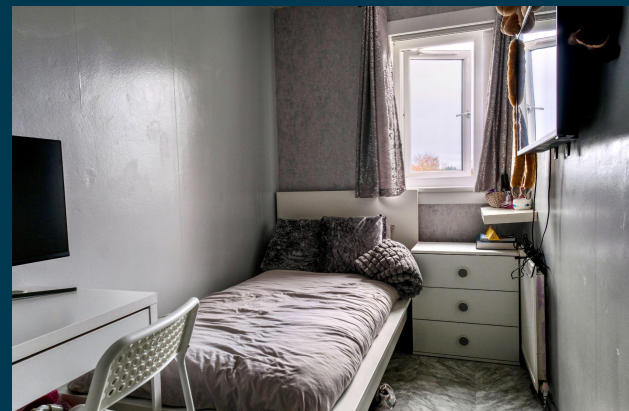
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 140,000.00

25% Deposit	£35,000.00
Stamp Duty ADS @ 6%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,399



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.



Returns Based on Rental Income	£750	£1,399
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£139.90
Total Monthly Costs	£677.50	£742.40
Monthly Net Income	£72.50	£656.60
Annual Net Income	£870.00	£7,879.20
Net Return	1.96%	17.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,081.20**
Adjusted To

Net Return **11.44%**

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

Annual Net Income **£5,779.20**
Adjusted To

Net Return **13.02%**

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 £190,000.



£190,000

4 bedroom end of terrace house for sale

+ Add to report

Cairngorm Gardens, Cumbernauld, North Lanarkshire, G68

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Jan 2024 to 11 Sep 2024 (223 days) by Nested, Nationwide



£145,000

4 bedroom end of terrace house for sale

+ Add to report

Achray Road, Cumbernauld, Glasgow, North Lanarkshire, G67

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2024 to 10 Oct 2024 (69 days) by Slater Hogg & Howison, Cumbernauld

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

4 bedroom end of terrace house

+ Add to report

Monaebrook Place, Helensburgh, Dunbartonshire, G84

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jul 2024 to 16 Aug 2024 (27 days) by McArthur Stanton, Helensburgh



£1,395 pcm

4 bedroom end of terrace house

+ Add to report

Cluny Gardens, Baillieston, Glasgow, G69






NO LONGER ADVERTISED

Marketed from 1 Sep 2023 to 16 Sep 2023 (14 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: **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

Abbotsford Court, Glasgow, G67 4BQ

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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