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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Wellshot Road, Glasgow, G32 7AU

211844090

( www.letproperty.co.uk

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#### **Property** Description

Our latest listing is in Wellshot Road, Glasgow, G32 7AU

Get instant cash flow of £705 per calendar month with a 10.6% Gross Yield for investors.

This property has a potential to rent for £732 which would provide the investor a Gross Yield of 11.0% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Glasgow, it will make for a reliable long term investment for an investor.

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







Wellshot Road, Glasgow, G32 7AU

211844090

1 Bedroom 1 Bathroom Spacious Room Well maintained

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Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £705 Market Rent: £732

**Property Key Features** 













#### Bedrooms





#### Bathroom











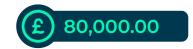
#### **Initial** Outlay





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**

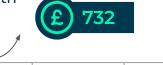


25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

#### **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 £705 per calendar month but the potential market rent is



Returns Based on Rental Income	£705	£732
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	твс	
Letting Fees	£70.50	£73.20
Total Monthly Costs	£335.50	£338.20
Monthly Net Income	£369.50	£393.80
Annual Net Income	£4,434.00	<b>£4,725.60</b>
Net Return	<b>17.19%</b>	<mark>18.32%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£3,261.60** Adjusted To

Net Return 12.64%

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

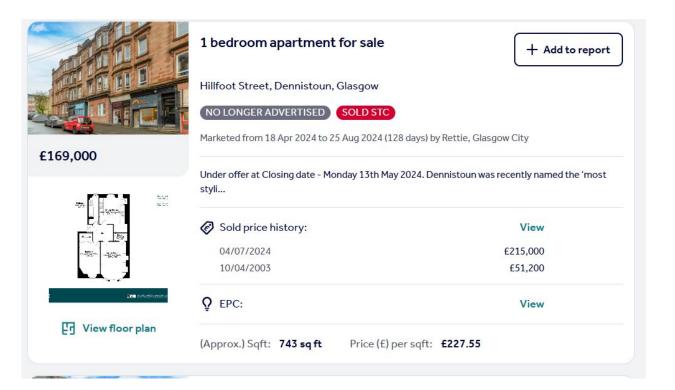
Annual Net Income **£3,525.60** Adjusted To

Net Return

13.67%

#### 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 £169,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat + Add to report
	Meadowpark Street, DENNISTOUN   NO LONGER ADVERTISED LET AGREED
£900 pcm	Marketed from 24 Sep 2024 to 22 Oct 2024 (28 days) by Slater Hogg & Howison Lettings, Glasgow Available 20th October 2024   Well presented One Bedroom Flat   Large Dining Room   Modern Three
	1 bedroom flat + Add to report
	Alexandra Park, Dennistoun, Glasgow, G31 NO LONGER ADVERTISED
£900 pcm	Marketed from 12 Aug 2024 to 22 Aug 2024 (10 days) by Arc Property Sales and Lettings Limited, Glasgow
	Bright and Spacious Top Floor Flat   High Ceilings and Original Period Features   Large Open-Plan



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.Nethioperty.co.uk

## Interested in this property investment?

# Call us on **0141 478 0985**



PROPERTY ID: 12345678

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.

