

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellshot Road, Glasgow,
G32 7AU

211844090

 www.letproperty.co.uk





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

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Well maintained

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £705

Market Rent: £732

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 80,000.00

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



The monthly rent of this property is currently set at £705 per calendar month but the potential market rent is

£ 732

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	TBC	
Ground Rent	TBC	
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	£4,725.60
Net Return	17.19%	18.32%

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 **£3,261.60**
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.




1 bedroom apartment for sale

Hillfoot Street, Dennistoun, Glasgow

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Apr 2024 to 25 Aug 2024 (128 days) by Rettie, Glasgow City

£169,000



[View floor plan](#)

Under offer at Closing date - Monday 13th May 2024. Dennistoun was recently named the 'most styli...

Sold price history:

04/07/2024	£215,000
10/04/2003	£51,200

EPC:

(Approx.) Sqft: **743 sq ft** Price (£) per sqft: **£227.55**

[+ Add to report](#)

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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**.



£900 pcm

1 bedroom flat

+ Add to report

Meadowpark Street, DENNISTOUN

NO LONGER ADVERTISED LET AGREED

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 ...



£900 pcm

1 bedroom flat

+ Add to report

Alexandra Park, Dennistoun, Glasgow, G31

NO LONGER ADVERTISED

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...

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.



Wellshot Road, Glasgow, G32 7AU

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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