

LET PROPERTY PACK

INVESTMENT INFORMATION

Barrland Court, Glasgow,
G41

212194500

 www.letproperty.co.uk





Property Description

Our latest listing is in Barrland Court, Glasgow, G41

Get instant cash flow of **£825** per calendar month with a **7.6%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Barrland Court, Glasgow,
G41

212194500



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £32,500.00 |
| Stamp Duty ADS @ 6% | £7,800.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £41,300.00 |

Projected Investment Return



The monthly rent of this property is currently set at

£ 825

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 | £825 |
| Mortgage Payments on £97,500.00 @ 5% | £406.25 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | TBC |
| Letting Fees | £82.50 |
| Total Monthly Costs | £503.75 |
| Monthly Net Income | £321.25 |
| Annual Net Income | £3,855.00 |
| Net Return | 9.33% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,205.00**
Adjusted To

Net Return **5.34%**

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

Annual Net Income **£1,905.00**
Adjusted To

Net Return **4.61%**

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 £175,000.



£175,000

3 bedroom maisonette for sale

Barrland Street, Glasgow, G41

CURRENTLY ADVERTISED

Marketed from 10 Oct 2024 by Yopa, Scotland & The North

+ Add to report



£149,000

2 bedroom flat for sale

Barrland Street, Flat 4/2, Pollokshields, Glasgow, G41 1QH

CURRENTLY ADVERTISED

Marketed from 14 Oct 2024 by Clyde Property, Shawlands

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

1 bedroom flat

+ Add to report

Mcculloch St, Glasgow, G41

NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 28 Jun 2023 (15 days) by OpenRent, London



£1,000 pcm

1 bedroom flat

+ Add to report

Barrland Street, Glasgow, G41 1AJ

NO LONGER ADVERTISED






LET AGREED

Marketed from 10 Sep 2024 to 26 Sep 2024 (16 days) by Slater Hogg & Howison Lettings, Shawlands

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: **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.



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Barrland Court, Glasgow, G41

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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