

LET PROPERTY PACK

INVESTMENT INFORMATION

Rockhampton Avenue,
Glasgow, G75

212480352

 www.letproperty.co.uk





Property Description

Our latest listing is in Rockhampton Avenue, Glasgow, G75

Get instant cash flow of **£365** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£560** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

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 be a rewarding addition to an investor portfolio.

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



Rockhampton Avenue,
Glasgow, G75

212480352



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £365

Market Rent: £560

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £365 per calendar month but the potential market rent is

£ 560

Returns Based on Rental Income	£365	£560
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£36.50	£56.00
Total Monthly Costs	£254.63	£274.13
Monthly Net Income	£110.38	£285.88
Annual Net Income	£1,324.50	£3,430.50
Net Return	6.26%	16.22%

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 **£2,310.50**
Adjusted To

Net Return **10.92%**

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

Annual Net Income **£2,455.50**
Adjusted To

Net Return **11.61%**

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 £105,000.



£105,000

2 bedroom terraced house for sale

[+ Add to report](#)

Rockhampton Avenue, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2022 to 27 Jun 2022 (47 days) by Keller Williams Caledonia, Scotland



£77,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

167 Rockhampton Avenue, East Kilbride, GLASGOW, G75 8EL

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 May 2022 to 15 Aug 2022 (75 days) by Miller Beckett & Jackson, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom flat

+ Add to report

Belmont Drive, East Kilbride, South Lanarkshire, G75

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2024 to 25 Oct 2024 (6 days) by Property Store, East Kilbride



£550 pcm

1 bedroom flat

+ Add to report

Rockhampton Avenue, East Kilbride, Glasgow, G75






NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 8 Nov 2024 (10 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**
-  Current term of tenancy: **5 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.



www.letproperty.co.uk

Rockhampton Avenue, Glasgow, G75

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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