

LET PROPERTY PACK

INVESTMENT INFORMATION

Glenturret Street, Glasgow,
G32

211828550

 www.letproperty.co.uk





Property Description

Our latest listing is in Glenturret Street, Glasgow, G32

Get instant cash flow of **£625** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Glenturret Street,
Glasgow, G32

211828550



Property Key Features

2 Bedrooms

1 Bathroom

Modern Condition

Rear Garden Space

Factor Fees: £0.00

Current Rent: £625

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£625	£850
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£62.50	£85.00
Total Monthly Costs	£358.75	£381.25
Monthly Net Income	£266.25	£468.75
Annual Net Income	£3,195.00	£5,625.00
Net Return	11.06%	19.46%

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 **£3,925.00**
Adjusted To

Net Return **13.58%**

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

Annual Net Income **£4,275.00**
Adjusted To

Net Return **14.79%**

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 £95,000.



£95,000

2 bedroom flat for sale

+ Add to report

Glenturret Street, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Feb 2023 to 27 Apr 2023 (63 days) by Batchelor's Estate Agents, Glasgow



£90,000

2 bedroom flat for sale

+ Add to report

Glenturret Street, Sandyhills, Glasgow, G32

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2023 to 2 Nov 2023 (107 days) by Countrywide, Baillieston

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

2 bedroom flat

Amulree Street, Glasgow, G32 7SJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Sep 2024 to 19 Sep 2024 (7 days) by Zone, Glasgow

+ Add to report



£625 pcm

2 bedroom flat

Ochil Street, Glasgow, G32

NO LONGER ADVERTISED






Marketed from 22 Feb 2022 to 28 Feb 2022 (6 days) by Rent Locally, Hamilton

+ Add to report

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: **12 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

Glenturret Street, Glasgow, G32

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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