

LET PROPERTY PACK

INVESTMENT INFORMATION

Sauchiehall Street,
Glasgow, G2

209637359

 www.letproperty.co.uk





Property Description

Our latest listing is in Sauchiehall Street, Glasgow, G2

Get instant cash flow of **£2,200** per calendar month with a **8.8%** 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...



Sauchiehall Street,
Glasgow, G2

209637359



Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £2,200

Lounge



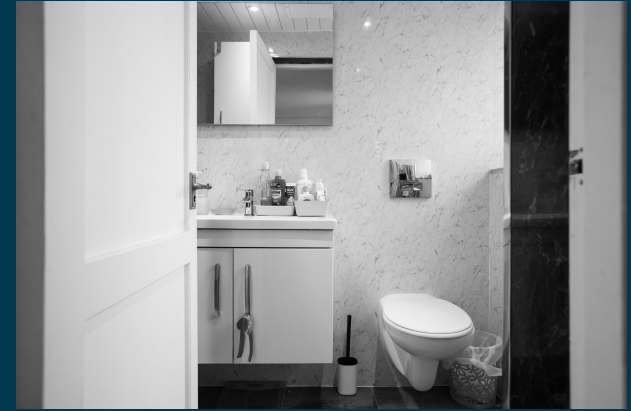
Kitchen



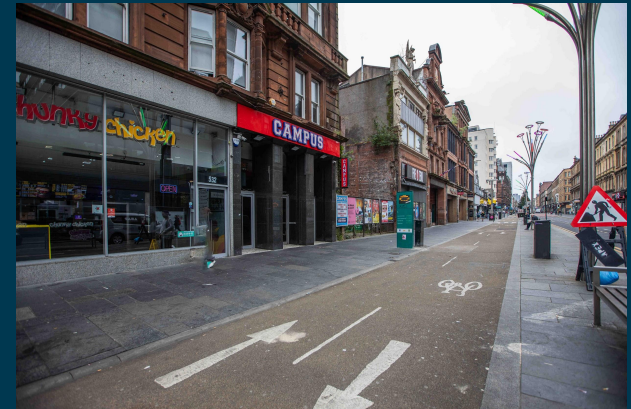
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 300,000.00

25% Deposit	£75,000.00
Stamp Duty ADS @ 6%	£18,000.00
LBTT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£98,600.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 2,200

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	£2,200
Mortgage Payments on £225,000.00 @ 5%	£937.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£220.00
Total Monthly Costs	£1,172.50
Monthly Net Income	£1,027.50
Annual Net Income	£12,330.00
Net Return	12.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,930.00**
Adjusted To

Net Return **8.04%**

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

Annual Net Income **£7,830.00**
Adjusted To

Net Return **7.94%**

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 £300,000.



£300,000

4 bedroom flat for sale

546 Sauchiehall Street, Glasgow, G2 3LX

+ Add to report

CURRENTLY ADVERTISED

'Charing Cross Mansions', a superb 4 bed apartment within an iconic A listed building, With HMO p...

Marketed from 24 Nov 2023 by McEwan Fraser Legal, Edinburgh



£239,000

3 bedroom flat for sale

Sauchiehall Street, Flat 2/1, Charing Cross, Glasgow, G2 3LX

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Immediate access to amenities in Glasgow City Centre | Beautiful red sandstone tenement | Three ...

Marketed from 20 Sep 2023 to 15 Nov 2023 (55 days) by Clyde Property, Westend

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,250 based on the analysis carried out by our letting team at **Let Property Management**.



£3,250 pcm

5 bedroom flat

+ Add to report

HMO Sauchiehall Street, Charing Cross, Glasgow, G2

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 15 Aug 2024 (20 days) by CAIRN LETTING & ESTATE AGENCY, Glasgow



£2,100 pcm

3 bedroom flat

+ Add to report

Sauchiehall Street, City Centre, Glasgow, G2

CURRENTLY ADVERTISED

Marketed from 24 Oct 2024 by Harvey Lets, Glasgow

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.



www.letproperty.co.uk

Sauchiehall Street, Glasgow, G2

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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