

LET PROPERTY PACK

INVESTMENT INFORMATION

Oswald Street, Glasgow, G1
4PD

213162044

 www.letproperty.co.uk





Property Description

Our latest listing is in Oswald Street, Glasgow, G1 4PD

Get instant cash flow of **£880** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£976** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Oswald Street, Glasgow,
G1 4PD

213162044



Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: £125

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £880

Market Rent: £976

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



The monthly rent of this property is currently set at £880 per calendar month but the potential market rent is

£ 976



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	£880	£976
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,500.00	
Ground Rent	Freehold	
Letting Fees	£88.00	£97.60
Total Monthly Costs	£2,118.63	£2,128.23
Monthly Net Income	-£1,238.63	-£1,152.23
Annual Net Income	-£14,863.50	-£13,826.70
Net Return	-31.49%	-29.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£15,778.70**
Adjusted To

Net Return **-33.43%**

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

Annual Net Income **-£16,301.70**
Adjusted To

Net Return **-34.54%**

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 £170,000.



£170,000

1 bedroom flat for sale

+ Add to report

Queen Elizabeth Gardens, Glasgow, G5

NO LONGER ADVERTISED

Marketed from 4 Mar 2024 to 15 May 2024 (72 days) by MacFarlane Young Estate & Lettings, Paisley

One Bedroom | Mezzanine level can be used as a bedroom | Top Floor | Double Glazing | Great Locat...



£169,995

1 bedroom flat for sale

+ Add to report

Albion Street, Glasgow, G1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Jun 2024 to 8 Jun 2024 by The Home Hub, East Kilbride

Beautifully Presented Larger Style Apartment | Preferred City Centre Location | Large Lounge/Di...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £980 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat + Add to report

Riverview Gardens flat 2 at 7, G5

NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 Oct 2024 to 6 Dec 2024 (51 days) by Parker Property, Glasgow

Central Heating | Shared Garden | Private Parking | Shower | Council Tax Band - D | All White Goo...

£980 pcm



1 bedroom flat + Add to report

Riverview Place, Glasgow, G5

CURRENTLY ADVERTISED

Marketed from 12 Dec 2024 by Rent Locally, Hamilton

New Oven | Excellent location | 1st Floor Flat | All White Goods | Balcony with River views ...

£975 pcm

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.



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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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