

LET PROPERTY PACK

INVESTMENT INFORMATION

Barfillan Drive, Glasgow,
G52

198440407

 www.letproperty.co.uk





Property Description

Our latest listing is in Barfillan Drive, Glasgow, G52.

Get instant cash flow of **£400** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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 make for a rewarding addition to an investors portfolio.

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



Barfillan Drive, Glasgow,
G52

198440407



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well-Maintained Property

Factor Fees: £23.33 per month

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 700



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	£400	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£23.33	
Ground Rent	Freehold	
Letting Fees	£40.00	£70.00
Total Monthly Costs	£328.33	£358.33
Monthly Net Income	£71.67	£341.67
Annual Net Income	£860.04	£4,100.04
Net Return	3.14%	14.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,700.04**
Adjusted To

Net Return **9.85%**

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

Annual Net Income **£2,900.04**
Adjusted To

Net Return **10.58%**

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 £85,000.



£85,000

1 bedroom flat for sale

Barfillan Drive, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED

SOLD STC

A beautifully appointed, traditional tenement flat; located close to all amenities and public tra...

Marketed from 11 Nov 2022 to 22 Feb 2023 (103 days) by Slater Hogg & Howison, Shawlands, Glasgow



£85,000

1 bedroom flat for sale

0/2 22 Barfillan Drive, Craigton, Glasgow, G52

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Sought after area | Flexible Living Space | Communal Grounds | Quiet Central Location | Walk in C...

Marketed from 25 Apr 2022 to 1 Jul 2022 (66 days) by Scottish Property Centre, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

Barfillan Drive, Cardonald

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 22 Feb 2024 (6 days) by G4 Properties, Glasgow

Secure Entry | Gas Central Heating | First Floor

[+ Add to report](#)

£750 pcm



1 bedroom flat

Barfillan Drive, Glasgow

NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 Jan 2024 to 19 Feb 2024 (34 days) by AVJ Homes, Glasgow






[+ Add to report](#)

£675 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: **3 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

Barfillan Drive, Glasgow, G52

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.



LETPROPERTY