

LET PROPERTY PACK

INVESTMENT INFORMATION

Tillycairn Place, Glasgow,
G33

216561674

 www.letproperty.co.uk





Property Description

Our latest listing is in Tillycairn Place, Glasgow, G33

This property has a potential to rent for **£783** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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..



Tillycairn Place, Glasgow,
G33

216561674



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Parking Space Available

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £783

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

Projected Investment Return



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	£783
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£78.30
Total Monthly Costs	£452.68
Monthly Net Income	£330.33
Annual Net Income	£3,963.90
Net Return	10.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,397.90**
Adjusted To

Net Return **6.16%**

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

Annual Net Income **£2,238.90**
Adjusted To

Net Return **5.75%**

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 £145,000.



£145,000

3 bedroom semi-detached house for sale

+ Add to report

Tillycairn Avenue, Gartharmlock, Glasgow, G33

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2022 to 26 Aug 2022 (66 days) by Countrywide, Dennistoun



£140,000

2 bedroom semi-detached house for sale

+ Add to report

Darnaway Avenue, Glasgow, G33

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Nov 2022 to 4 May 2023 (162 days) by Purplebricks, covering Glasgow

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 maisonette

collessie drive, glasgow, G33 5QD

CURRENTLY ADVERTISED

Marketed from 16 Apr 2025 by Zone, Glasgow

+ Add to report



£775 pcm

2 bedroom flat

Porchester Street, Glasgow, G33

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2024 to 23 Dec 2024 (18 days) by Countrywide Residential Lettings, Glasgow

+ Add to report



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PROPERTY ID: 216561674

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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