

LET PROPERTY PACK

INVESTMENT INFORMATION

Shettleston Road, Glasgow,
G32 7XN

218254834

 www.letproperty.co.uk





Property Description

Our latest listing is in Shettleston Road, Glasgow, G32 7XN

Get instant cash flow of **£480** per calendar month with a **11.52%** Gross Yield for investors.

This property has a potential to rent for **£746** which would provide the investor a Gross Yield of **17.9%** 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...



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Shettleston Road,
Glasgow, G32 7XN

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Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Shared Rear Garden

Factor Fees: £50 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £480

Market Rent: £746

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

Projected Investment Return



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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.



The monthly rent of this property is currently set at £480 per calendar month but the potential market rent is

£ 746

Returns Based on Rental Income	£480	£746
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	Freehold	
Letting Fees	£48.00	£74.60
Total Monthly Costs	£284.88	£311.48
Monthly Net Income	£195.13	£434.53
Annual Net Income	£2,341.50	£5,214.30
Net Return	12.23%	27.23%

Return Stress Test Analysis Report



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

Annual Net Income	£3,722.30
Adjusted To	
Net Return	19.44%

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

Annual Net Income	£4,389.30
Adjusted To	
Net Return	22.92%

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 £63,000.



£63,000

1 bedroom apartment for sale

+ Add to report

Inveresk Street, Greenfield, Glasgow

NO LONGER ADVERTISED

Marketed from 15 May 2024 to 15 Jan 2025 (245 days) by Ronald Ross, Glasgow

Ronald Ross is delighted to offer to the market this simply gorgeous top floor apartment that is ...



£62,000

1 bedroom apartment for sale

+ Add to report

Cambuslang Road, Rutherglen, Glasgow, G73

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Apr 2024 to 29 Jun 2024 (72 days) by CAIRN LETTING & ESTATE AGENCY, Glasgow

One Bedroom Traditional Tenement | Newly Fitted Kitchen | Newly Fitted Bathroom | Newly Installed...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom flat

+ Add to report

Spacious 1 Bed @ Armadale St, G31

NO LONGER ADVERTISED

Marketed from 12 Mar 2025 to 24 Apr 2025 (42 days) by HAP Lettings, Glasgow

East of Glasgow | Flat | Unfurnished Property | Gas C/H | Tax Band B | 1 Bedroom | 1 Reception | ...



£825 pcm

1 bedroom flat

+ Add to report

Birkenshaw Street, Dennistoun, Glasgow, G31

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2025 to 3 Apr 2025 (28 days) by Regent Property Glasgow Ltd, Glasgow

Double Glazed | No Agent Fees | Gas Central Heating | Double glazing | Washing machine

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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PROPERTY ID: 218254834



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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