

LET PROPERTY PACK

INVESTMENT INFORMATION

Torbreck Street, Glasgow,
G52 1DS

220609186

 www.letproperty.co.uk





Property Description

Our latest listing is in Torbreck Street, Glasgow, G52 1DS

Get instant cash flow of **£800** per calendar month with a **10.11%** Gross Yield for investors.

This property has a potential to rent for **£996** which would provide the investor a Gross Yield of **12.58%** if the rent was increased to market rate.

With tenants 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...



Torbreck Street, Glasgow,
G52 1DS

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Property Key Features

2 Bedrooms

1 Bathroom

Private Front and Rear Gardens

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £996

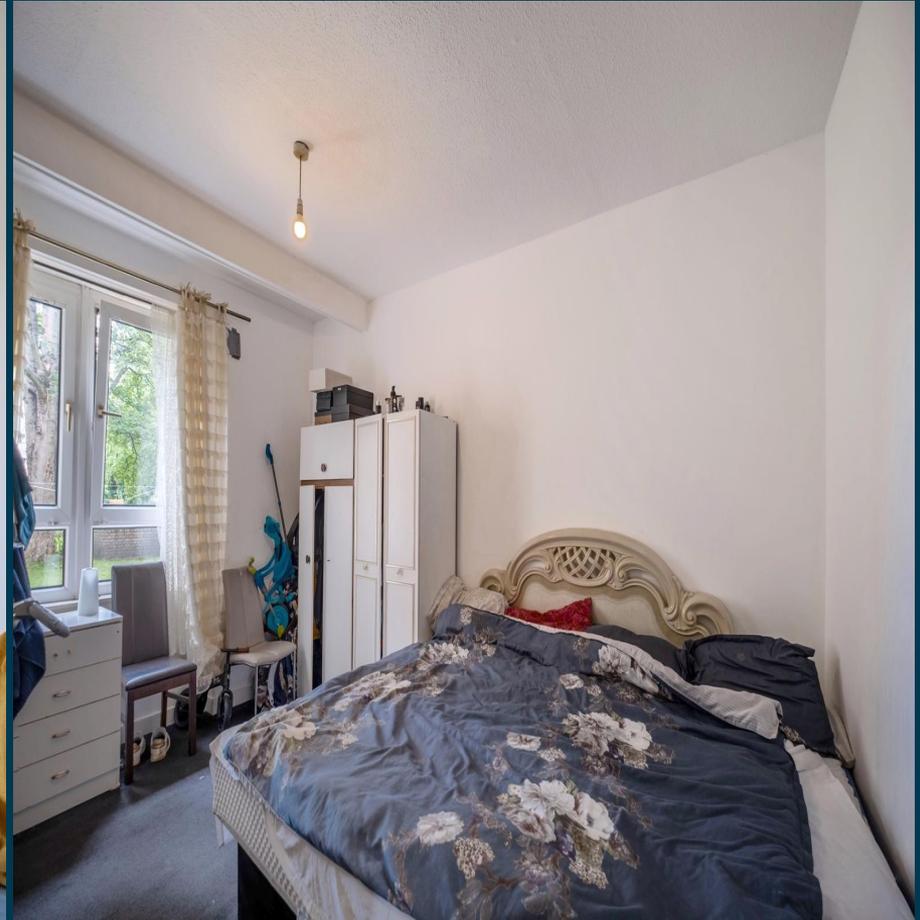
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

| | |
|---------------------|-------------------|
| 25% Deposit | £23,750.00 |
| Stamp Duty ADS @ 8% | £7,600.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £32,350.00 |

Projected Investment Return

The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 996



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 | £800 | £996 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £71,250.00 @ 5% | £296.88 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £80.00 | £99.60 |
| Total Monthly Costs | £391.88 | £411.48 |
| Monthly Net Income | £408.13 | £584.53 |
| Annual Net Income | £4,897.50 | £7,014.30 |
| Net Return | 15.14% | 21.68% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,022.30**
Adjusted To

Net Return **15.52%**

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

Annual Net Income **£5,589.30**
Adjusted To

Net Return **17.28%**

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 £110,000.



£110,000

2 bedroom flat for sale

+ Add to report

Moidart Road, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2024 to 25 Jul 2025 (210 days) by Allen & Harris, Shawlands Glasgow

Immaculate Lower Cottage Flat | Formal Dining Sized Lounge | Stunning Modern Fitted Kitchen | Two...



£105,000

2 bedroom flat for sale

+ Add to report

Paisley Road West, Glasgow, Glasgow City, G52

CURRENTLY ADVERTISED

Marketed from 8 Aug 2025 by Countrywide, Shawlands

*** CLOSING DATE SET TUESDAY 14TH OCT @2PM *** Well presented first floor flat situated within a s...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

+ Add to report

Merrick Gardens, Ibrox, Glasgow, G51

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 8 Sep 2025 (17 days) by Arc Property Sales and Lettings Limited, Glasgow

Two large double bedrooms | Top-floor flat with bright outlook | Stunningly refurbished | New kit...



£1,100 pcm

2 bedroom flat

+ Add to report

Copland Road, Ibrox, Glasgow, G51

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2025 to 26 Aug 2025 (18 days) by Yates Hellier, Glasgow

Unfurnished | Gas Central Heating | Double Glazing | Ensuite

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: 220609186

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