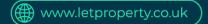


LET PROPERTY PACK

INVESTMENT INFORMATION

Temple Gardens, Glasgow, G13

219604782











Property Description

Our latest listing is in Temple Gardens, Glasgow, G13

This property has a potential to rent for £857 which would provide the investor a Gross Yield of 11.0% if the rent was increased to market rate.

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







Temple Gardens, Glasgow, G13



2 Bedroom

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £857

219604782

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









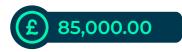
Initial Outlay





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£21,250.00**

Stamp Duty ADS @ 8% **£6,800.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £29,050.00

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	£857
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.70
Total Monthly Costs	£366.33
Monthly Net Income	£490.68
Annual Net Income	£5,888.10
Net Return	20.27%

Return Stress Test Analysis Report





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

Annual Net Income

£4,174.10

Adjusted To

Net Return

14.37%

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

Annual Net Income

£4,613.10

Adjusted To

Net Return

15.88%

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.



£110,000

£110,000

2 bedroom flat for sale

+ Add to report

Bearsden Road, Anniesland, Glasgow, G13

NO LONGER ADVERTISED



Marketed from 18 May 2022 to 27 Jul 2022 (70 days) by Slater Hogg & Howison, West End, Glasgow



2 bedroom flat for sale

+ Add to

Linden Street, Glasgow, G13

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jan 2024 to 13 May 2024 (125 days) by DJ Alexander, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.



£1,250 pcm



+ Add to report

Temple Gardens, Glasgow, G13

NO LONGER ADVERTISED

Marketed from 5 Aug 2025 to 26 Aug 2025 (21 days) by OpenRent, London



£1,025 pcm

2 bedroom flat

+ Add to report

Temple Gardens, Anniesland, Glasgow, G13

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 26 Feb 2025 (30 days) by Gardiner Waters, Glasgow

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

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.







Interested in this

Call us on **0141 478 0985**

Temple Gardens, Glasgow, G13

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.

