


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Temple Gardens, Glasgow,  
G13

219604782

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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...**



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Glasgow, G13

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £857**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 85,000.00

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

## 2 bedroom flat for sale

Bearsden Road, Anniesland, Glasgow, G13

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report



£110,000

## 2 bedroom flat for sale

Linden Street, Glasgow, G13

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report

# 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

## 2 bedroom flat

Temple Gardens, Glasgow, G13

NO LONGER ADVERTISED

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

+ Add to report



£1,025 pcm

## 2 bedroom flat

Temple Gardens, Anniesland, Glasgow, G13

NO LONGER ADVERTISED

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

+ Add to report

# 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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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: 219604782

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**