

LET PROPERTY PACK

INVESTMENT INFORMATION

Belvidere Gate, Glasgow,
G31

221725932

 www.letproperty.co.uk





Property Description

Our latest listing is in Belvidere Gate, Glasgow, G31

Get instant cash flow of **£725** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£827** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Belvidere Gate, Glasgow,
G31

221725932



Property Key Features

1 Bedroom

1 Bathroom

Cozy Lounge

Open-Plan Kitchen with Dining Area

Factor Fees: £75.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £827

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 827

Returns Based on Rental Income	£725	£827
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£82.70
Total Monthly Costs	£506.25	£516.45
Monthly Net Income	£218.75	£310.55
Annual Net Income	£2,625.00	£3,726.60
Net Return	7.04%	9.99%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,072.60**
Adjusted To

Net Return **5.56%**

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

Annual Net Income **£2,076.60**
Adjusted To

Net Return **5.57%**

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 £112,500.



£112,500

1 bedroom flat for sale



London Avenue, Dalmarnock, Glasgow, G40

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Aug 2025 to 31 Oct 2025 (76 days) by Buchanan Burton Solicitors and Estate Kilbride



£110,000

1 bedroom ground floor flat for sale



London Avenue, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2025 to 14 May 2025 (69 days) by Allen & Harris, Dennistoun Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

1 bedroom flat

+ Add

Manchester Place, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2025 to 15 Jul 2025 (47 days) by CODA Estates Ltd, Glasgow Lenzie



£850 pcm

1 bedroom flat

+ Ac

Quarryknowe Street, Parkhead, Glasgow, G31

CURRENTLY ADVERTISED

Marketed from 30 Oct 2025 by Arc Property Sales and Lettings Limited, 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: **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 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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Belvidere Gate, Glasgow, G31

PROPERTY ID: 221725932

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