

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Buchanan Street, Glasgow,  
G1 3LB

217437562

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





## Property Description

Our latest listing is in Buchanan Street, Glasgow, G1 3LB

Get instant cash flow of **£1,100** per calendar month with a **8.25%** Gross Yield for investors.

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...



Buchanan Street,  
Glasgow, G1 3LB

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## Property Key Features

**1 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Communal Front Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,100**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 145,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £36,250.00 |
| Stamp Duty ADS @ 8% | £11,600.00 |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £48,850.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month



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        | £1,100    |
| Mortgage Payments on £108,750.00 @ 5% | £453.13   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | TBC       |
| Ground Rent                           | Freehold  |
| Letting Fees                          | £110.00   |
| Total Monthly Costs                   | £578.13   |
| Monthly Net Income                    | £521.88   |
| Annual Net Income                     | £6,262.50 |
| Net Return                            | 12.82%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,062.50**  
Adjusted To

Net Return                      **8.32%**

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

Annual Net Income      **£4,087.50**  
Adjusted To

Net Return                      **8.37%**

# 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 £150,000.



£150,000

## 1 bedroom flat for sale

+ Add to report

Brunswick Street, Glasgow, Glasgow City, G1

CURRENTLY ADVERTISED

Marketed from 28 Oct 2025 by Countrywide, Glasgow City Living

Boasting a superb, central location and a prestige address in Glasgow's thriving and cosmopolitan...



£148,000

## 1 bedroom flat for sale

+ Add to report

Bank Street, Hillhead

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Mar 2025 to 2 Jun 2025 (66 days) by Vanilla Square, Glasgow

Sold by Vanilla Square.

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

## 1 bedroom flat

+ Add to report

South Frederick Street GPO Building, Glasgow, G1

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Dec 2024 to 27 Jan 2025 (35 days) by DJ Alexander, Glasgow

1 Bedroom | Furnished | Gas central heating | Close to local amenities



£1,150 pcm

## 1 bedroom flat

+ Add to report

Buchanan Street, Glasgow, Glasgow City, G1

NO LONGER ADVERTISED LET AGREED

Marketed from 22 Nov 2024 to 8 Jan 2025 (47 days) by DJ Alexander, Glasgow

1 Bedroom | 1 Bathroom | Furnished | Gas Central Heating | No Pets | Close to local amenities | C...

# 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**



Current term of tenancy: **2 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



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PROPERTY ID: 217437562

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**