

LET PROPERTY PACK

INVESTMENT INFORMATION

Lochend Avenue,
Gartcosh, Glasgow, G69

222752399

 www.letproperty.co.uk





Property Description

Our latest listing is in Lochend Avenue, Gartcosh, Glasgow, G69

This property has a potential to rent for **£930** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Lochend Avenue,
Gartcosh, Glasgow, G69

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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £930

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 8%	£10,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,250.00

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	£930
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£93.00
Total Monthly Costs	£498.63
Monthly Net Income	£431.38
Annual Net Income	£5,176.50
Net Return	12.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,316.50**
Adjusted To

Net Return **7.85%**

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

Annual Net Income **£3,301.50**
Adjusted To

Net Return **7.81%**

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 £125,000.



3 bedroom flat for sale + Add

Lochend Avenue, Gartcosh, Glasgow, North Lanarkshire, G69

NO LONGER ADVERTISED **SOLD STC**

Marketed from 6 Jul 2024 to 31 Oct 2024 (116 days) by Countrywide, Baillieston

£125,000

Seldom available three-bedroom upper cottage flat with large driveway and large garden.



3 bedroom flat for sale + Add to report

Queensbank Avenue, Gartcosh, Glasgow, G69

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 5 Apr 2022 to 25 Aug 2022 (141 days) by Elm Property, Glasgow

£109,950

Stunning and unique lower cottage flat | Three good-sized bedrooms | Modern kitchen with separate...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom flat

+ Add to report

Cardowan Road, Glasgow, G33

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 7 May 2025 (88 days) by Murphy & Forrester Rentals, Glasgow



£1,000 pcm

3 bedroom apartment

+ Add to report

Porchester Street, Garthamlock, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2024 to 6 Dec 2024 (44 days) by Ronald Ross, Glasgow

1st Floor Apartment | Living | Kitchen | Bathroom | 3 Bedrooms | Electric Heating | Double Glazing

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.



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Lochend Avenue, Gartcosh, Glasgow, G69

PROPERTY ID: 222752399

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.

