



LET PROPERTY SALES
LANDLORD ESTATE AGENTS

LET PROPERTY PACK

1 Bed Flat in Dennistoun

Listed Price: Offers Over £60,000.00



LET PROPERTY SALES **LANDLORD ESTATE AGENTS**

We have created report on behalf of the seller to provide you with more clarity on this property to ensure that you can make a more informed investment decision.

Much of the due diligence process that you need is covered by our team and is available in this Let Property Pack.

If you need any help or you are looking for a custom property investment plan, then please reach out to our team using the phone number below.

0141 478 0985

Property Description

Our latest listing is a 1 Bed Flat in Dennistoun

Get instant cash flow of **£350.00** per calendar month with a **6.0% Gross Yield** for investors.

This property has a potential to rent for **£600.00** which would provide the investor a **Gross Yield of 10.3%** if the rent was increased to market rate.

As this 1 bedroom flat is found within the perfect location for those looking to rent and has a tenant currently situated that would like to remain in place, the property will be able to generate a rewarding rental income in the immediate and long term.

The property is located in Dennistoun which is found just outside Glasgow City Centre. Not only does this mean travel into the centre will be quick and easy, which is desirable for young professionals, but it is also surrounded by hundreds of valuable amenities – most of which are in walking distance!

These include bars & restaurants, cafes, convenience stores, supermarkets, leisure facilities, Primary & Secondary Schools, the Alexandra Parade train station and Alexandra Park – literally anything a tenant will need, they will be able to find it here.



Property Key Features

+ 1 Bedrooms

+ 1 Bathroom

+ Factor Fees: £50.00

+ Current Rent: £350.00

+ Market Rent: £600.00

View Property Photos & Walk Round Video

Click the button below to download the photos and videos that we took from our viewing of the property.

[Download Property Photos](#)



Cash Purchase Investment Breakdown

	Monthly	Yearly
Gross Rent	£350.00	£4,200.00
Expenses		
Factor Fees / Service Charge	£50.00	£600.00
Letting Agent Fees	£70.00	£840.00
Returns		
Net Income	£230.00	£2,760.00
Gross Yield %	6.0%	
Net Yield %	3.9%	

Investment Breakdown (75% LTV mortgage)

■ Figures assumed on borrowing of £52,500.00

	Monthly	Yearly
Gross Rent	£350.00	£4,200.00
Expenses		
Factor Fees / Service Charge	£50.00	£600.00
Letting Agent Fees	£70.00	£840.00
Interest Payment (3%)	£131.25	£1,575.00
Returns		
Net Income	£98.75	£1,185.00
Net Yield on Capital Deployed %	6.8%	

Property Potential for Exit

With a market rental rate that ensures a fantastic ROI and a location that will be very desirable for those looking to rent, this property will prove to generate a reliable and rewarding rental income over the long term for an investor.

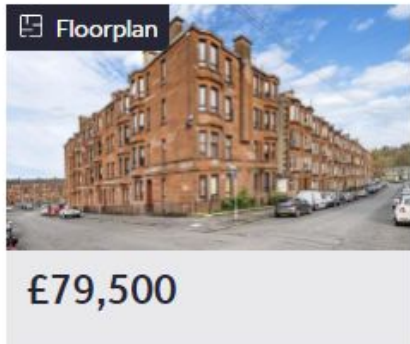
The flat consists of 1 bedroom, a three-piece bathroom, a lounge and kitchen. The space has been let out for the last couple years so some refurbishment work can be carried out to spruce up the space which may be necessary to achieve the properties rental potential.

Properties in the local area are selling above the £85,000 mark (comparables are shown on next page) so there is scope for an investor to add a lot of value to the property and earn back this refurbishment investment (for the kitchen and bathroom).

And with this work carried out, a market rental rate of £600pcm will be easily justified and achieved, ensuring the investor earns back this investment in a matter of months.

This opportunity is ideal for someone who wants to earn a reliable rental income for the next several years, have a property that they can value to improve their returns and then take advantage of a selling strategy to secure their investment.

Comparable Properties In Refurbished Standard



1 bedroom flat for sale

1/2, 63 **Walter** Street, Glasgow, G31 3PX

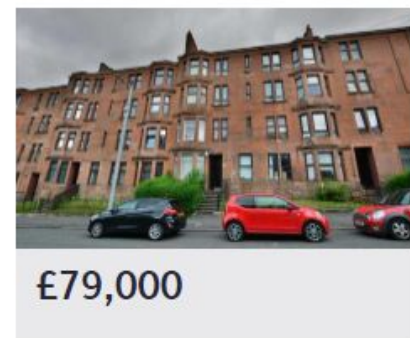
NO LONGER ADVERTISED UNDER OFFER

Key features

1 bedroom first floor tenement flat | Ideal starter/investment property |
Modern fitted bathroom | Walk-in condition | Close to excellent amenities ...

Marketed from 19 Apr 2022 to 26 May 2022 (37 days) by Pacitti Jones, Dennistoun

+ Add to report



1 bedroom flat for sale

Walter St, Dennistoun, G31

NO LONGER ADVERTISED UNDER OFFER

Key features

ANOTHER 'TIPTOP' INVESTMENT PROPERTY SOLD | BTL
Investment Opportunity | EPC BAND D

Marketed from 7 Oct 2021 to 9 Dec 2021 (62 days) by TipTop Estate Agent, Glasgow

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Are you interested in this property?

If you are interested in this property then please reach out using the number below to speak to one of our advisors. We'll be happy to assist you with any further questions you may have, assist you with a viewing or assist you with finance options.

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