

LET PROPERTY PACK

INVESTMENT INFORMATION

Newton Avenue Barrhead
GLASGOW G78

198225691

 www.letproperty.co.uk





Property Description

Our latest listing is in Newton Avenue Barrhead GLASGOW G78

Get instant cash flow of **£590** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a tenant 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...



Newton Avenue Barrhead
GLASGOW G78

198225691



Property Key Features

3 bedrooms

1 bathroom

Open Plan Lounge

Garden Space

Factor Fees: £0.00

Current Rent: £590

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
Stamp Duty ADS @ 6%	£9,000.00
Legal Fees	£1,000.00
Total Investment	£47,500.00

Projected Investment Return



The monthly rent of this property is currently set at £590 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£590	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£59.00	£100.00
Total Monthly Costs	£542.75	£583.75
Monthly Net Income	£47.25	£416.25
Annual Net Income	£567.00	£4,995.00
Net Return	1.19%	10.52%

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 **£2,995.00**
Adjusted To

Net Return **6.31%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **5.78%**

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 £182,000.



£164,995



3 bedroom semi-detached house for sale

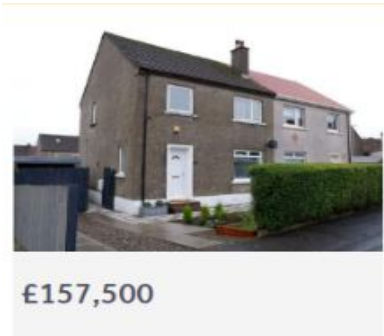
Cumnock Drive, Barrhead, Glasgow

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

AMAZING LOCATION | SOCIABLE REAR GARDEN | OUTDOOR "SNUG" AREA | AMAZING LOUNGE / DINNER | MODERN ...

SOLD PRICE HISTORY	
16 Sep 2021	£182,000



£157,500



3 bedroom semi-detached villa for sale

Cumnock Drive, Barrhead, Glasgow, G78 2HS

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

A truly immaculate larger semi-detached villa offering spacious family accommodation, in a popula...

SOLD PRICE HISTORY	
10 Feb 2021	£168,000
6 Feb 2017	£100,000
27 Mar 2002	£48,500

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

Kerr Street, Barrhead, Glasgow, G78

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1575728

Marketed from 6 Jan 2023 to 9 Jan 2023 (2 days) by OpenRent, London



£950 pcm

3 bedroom flat

Balgray Crescent, Barrhead, Glasgow, G78

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1708037

Marketed from 16 Jun 2023 to 27 Jun 2023 (11 days) by OpenRent, London

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: **5 years +**

 Standard Short Assured 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.



www.letproperty.co.uk

Newton Avenue Barrhead GLASGOW G78

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



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