

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Belvidere Avenue,  
Glasgow, G31 4PA

199560755

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





## Property Description

Our latest listing is in Belvidere Avenue, Glasgow, G31 4PA

Get instant cash flow of **£1,007** per calendar month with a **6.9%** Gross Yield for investors.

The property is found within the prime Glasgow rental location and has long term tenants currently situated.

Considering the returns that are possible, this would be a reliable addition to an investors portfolio.

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



Belvidere Avenue,  
Glasgow, G31 4PA

199560755



## Property Key Features

**5 Bedroom**

**3 Bathroom**

**Spacious Lounge / Dining Room**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £1,007**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £131,250.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£55,250.00</b>



# 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.



<b>Returns Based on Rental Income</b>	<b>£1,007</b>
Mortgage Payments on £131,250.00 @ 5%	<b>£546.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£100.70</b>
<b>Total Monthly Costs</b>	<b>£662.58</b>
<b>Monthly Net Income</b>	<b>£344.43</b>
<b>Annual Net Income</b>	<b>£4,133.10</b>
<b>Net Return</b>	<b>7.48%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£6,742.50**  
Adjusted To

Net Return                      **-12.20%**

**If Interest Rates increased by £2.00% (from 5% to £7.00%)**

Annual Net Income      **-£9,367.50**  
Adjusted To

Net Return                      **-16.95%**

# 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 £205,000.



£190,000



## 3 bedroom end of terrace house for sale

Belvidere Avenue, Parkhead, Glasgow, G31

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Seldom available three-bedroom end terrace villa situated close to wide range of amenities.

### SOLD PRICE HISTORY

9 Aug 2023

£205,000



£189,995



## 5 bedroom villa for sale

15 Belvidere Avenue, Glasgow, G31 4PA

NO LONGER ADVERTISED

UNDER OFFER

+ Add to report

### Key features

Outstanding terrace townhouse | Flexible 6 apartments over 3 levels |  
Currently 1 public rooms & 5 bedrooms | Beautiful interior | Large lounge ...

Marketed from 5 Apr 2022 to 29 Sep 2022 (177 days) by Pacitti Jones, Dennistoun

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 5 bedroom detached house

Centenary Crescent, Bellshill, ML4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Well presented detached house located on Centenary Crescent, Bellshill. The well appointed layout...

Marketed from 15 May 2023 to 26 May 2023 (11 days) by YOUR MOVE McLaughlin Lettings, Coatbridge



£1,195 pcm

## 5 bedroom end of terrace house

Shawlands Cottage, Glenboig, Coatbridge

+ Add to report

NO LONGER ADVERTISED LET AGREED

Gas Central Heating | 5 Bedrooms | Large Rear Facing Lounge | ½ acre of garden space






Marketed from 18 Nov 2022 to 9 Jan 2023 (51 days) by Aquila Management Services, Airdrie



# 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: **5 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.



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

Belvidere Avenue, Glasgow, G31 4PA

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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