

LET PROPERTY PACK

INVESTMENT INFORMATION

Shettleston Road Glasgow, G31

200290760











Property Description

Our latest listing is in Shettleston Road Glasgow, G31

This property has a potential to rent for £500 which would provide the investor a Gross Yield of 10.0% 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...







Shettleston Road Glasgow, G31



1 Bedroom

1 Bathroom

Spacious Lounge

Garden Grounds

Factor Fees: £46.60

Ground Rent: TBC

Lease Length: TBC

Current Rent: VACANT

Market Rent: £500

200290760

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£15,000.00**

Stamp Duty ADS @ 6% **£3,600.00**

Legal Fees £1,000.00

Total Investment £19,600.00

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.

The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

(\mathbf{F})	500
	500

Returns Based on Rental Income	£500
Mortgage Payments on £45,000.00 @ 4%	£150.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£46.60
Ground Rent	TBC
Letting Fees	£50.00
Total Monthly Costs	£261.60
Monthly Net Income	£238.40
Annual Net Income	£2,860.80
Net Return	14.60%

Return Stress Test Analysis Report





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

Annual Net Income

£1,860.80

Adjusted To

Net Return

9.49%

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income

£1,960.80

Adjusted To

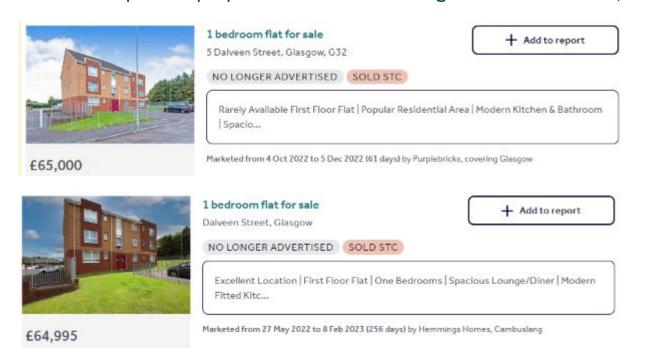
Net Return

10.00%

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 £76,500.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at Let Property Management.



1 bedroom flat

Aberfoyle Street, Glasgow, G31

NO LONGER ADVERTISED

LET AGREED

Tenement flat Close to DennistounNewly renovatedNew kitchen and bathroomLarge double bedroom with ...

£825 pcm

Marketed from 8 Nov 2023 to 19 Dec 2023 (40 days) by Maxim Lettings, Glasgow



£800 pcm

1 bedroom flat

Tollcross Road, Glasgow, G32

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1911010

Marketed from 8 Dec 2023 to 14 Dec 2023 (5 days) by OpenRent, London

+ Add to report

+ Add to report

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



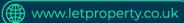
Fully compliant tenancy: N/A

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Shettleston Road Glasgow, G31



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.