

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hillfoot Street Glasgow, G31  
2NB

201433408

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





## Property Description

Our latest listing is in Hillfoot Street Glasgow, G31 2NB

Get instant cash flow of **£812** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.9%** 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...



Hillfoot Street Glasgow,  
G31 2NB

201433408



## Property Key Features

**2 bedrooms**

**2 Bathroom with WC**

**Double glazed window**

**Garden ground**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £812**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 155,000.00

25% Deposit	<b>£38,750.00</b>
Stamp Duty ADS @ 6%	<b>£9,300.00</b>
LBTT Charge	<b>£200</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£49,250.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £812 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£812	£1,150
Mortgage Payments on £116,250.00 @ 5%	<b>£484.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£81.20</b>	<b>£115.00</b>
<b>Total Monthly Costs</b>	<b>£580.58</b>	<b>£614.38</b>
<b>Monthly Net Income</b>	<b>£231.43</b>	<b>£535.63</b>
<b>Annual Net Income</b>	<b>£2,777.10</b>	<b>£6,427.50</b>
<b>Net Return</b>	<b>5.64%</b>	<b>13.05%</b>

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      **£4,127.50**  
Adjusted To

Net Return                      **8.38%**

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

Annual Net Income      **£4,102.50**  
Adjusted To

Net Return                      **8.33%**

# 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 £170,500.



£150,000



Floorplan

## 2 bedroom flat for sale

Hillfoot Street, Dennistoun, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED SOLD STC

\*\*\*CLOSING DATE THURSDAY 26TH OF MAY 12NOON.\*\*\* Situated on the preferred 1st floor and offering ...

Marketed from 13 May 2022 to 22 Aug 2022 (101 days) by Countrywide, Dennistoun



£145,000



Floorplan

## 2 bedroom flat for sale

Hillfoot Street, Dennistoun, Glasgow, G31

+ Add to report

NO LONGER ADVERTISED SOLD STC

This modern 2 bedroom (master with en-suite) ground floor flat offers accommodation which is idea...

Marketed from 28 Jan 2022 to 19 May 2022 (111 days) by Countrywide, Dennistoun

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

## 2 bedroom flat

Lilybank Terrace, Glasgow, G12

+ Add to report

NO LONGER ADVERTISED LET AGREED

Stunning two bedroom duplex in a highly sought after locale within Glasgows prestigious 'West End...

Marketed from 22 Sep 2022 to 3 Mar 2023 (162 days) by DJ Alexander, Glasgow



£1,775 pcm

## 2 bedroom flat

PLATFORM\_, Anderston Quay, Glasgow

+ Add to report

NO LONGER ADVERTISED

Riverside location | Co-working space included | 250Mbps broadband available | Safe & secure deve...

Marketed from 2 Feb 2024 to 6 Feb 2024 (4 days) by PLATFORM, PLATFORM\_in Glasgow

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

Hillfoot Street Glasgow, G31 2NB

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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