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LET PROPERTY PACK

INVESTMENT INFORMATION

Celtic Street Glasgow, G20

202878330

() www.letproperty.co.uk





Property Description

Our latest listing is in Celtic Street Glasgow, G20

Get instant cash flow of £650 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 9.8% 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...

LETPR®PERTY





Celtic Street Glasgow, G20

202878330

2 bedrooms Fac 1 bathroom with WC Gro

Property Key Features

Double Glazed Window

Communal Garden Ground

Factor Fees: £70.00 Ground Rent: N/A Lease Length: N/A Current Rent: £650 Market Rent: £900













Bedrooms





Bathroom





Exterior



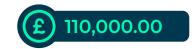






Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

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 £650 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£650	£900
Mortgage Payments on £82,500.00 @ 5%	£34	3.75
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£70).00
Ground Rent	N/A	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£493.75	£518.75
Monthly Net Income	£156.25	£381.25
Annual Net Income	£1,875.00	£4,575.00
Net Return	5.34%	13.03%



Return Stress Test Analysis Report





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

Annual Net Income **£2,775.00** Adjusted To

Net Return **7.91**%

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

Annual Net Income **£2,925.00** 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 £118,750.

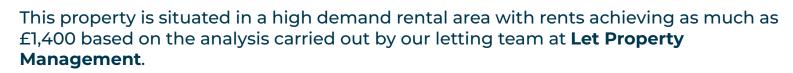
	2 bedroom flat for sale 16 Celtic Street, Glasgow, G20	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	Modern Development Popular Residential Area Flat D	Sought After Location Ground Floor
£107,500	Marketed from 11 Sep 2023 to 2 Feb 2024 (143 days) by Purp	olebricks, covering Glasgow
E Floorplan		
11	2 bedroom flat for sale	+ Add to report
~ /	Celtic Street, Maryhill, Glasgow	
	NO LONGER ADVERTISED SOLD STC	
	*** CLOSING DATE SET FOR WED 03/05 AT 12F to present to the m	PM *** MQ Estate Agents are delighted
and the first state of the stat		1100

Mar

Marketed from 22 Apr 2023 to 3 Jan 2024 (256 days) by MQ Estate Agents and Lettings, Covering Scotland

£95,000

Rent Comparables Report





£1,400 pcm



Bank Street, Glasgow, G12

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2063314

Marketed from 23 Apr 2024 by OpenRent, London



£1,350 pcm

2 bedroom flat

Great Western Road, Kelvinbridge, Glasgow, G4

a, normonage, orasgon

CURRENTLY ADVERTISED

Bright and spacious two bedroom property in a blonde sandstone tenement with excellent public tra...

Marketed from 24 Apr 2024 by Western Lettings, Glasgow



+ Add to report



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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+



Interested in this property investment?



www.letproperty.co.uk

Celtic Street Glasgow, G20

PROPERTY ID: 12345678

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.

