

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...



Celtic Street Glasgow, G20

202878330



Property Key Features

2 bedrooms

1 bathroom with WC

Double Glazed Window

Communal Garden Ground

Factor Fees: £70.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £650

Market Rent: £900

Lounge



Kitchen



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

£ 110,000.00

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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£650	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75	
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%

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 **£2,775.00**
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.



£107,500

 Floorplan

2 bedroom flat for sale

16 Celtic Street, Glasgow, G20

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Modern Development | Popular Residential Area | Sought After Location | Ground Floor Flat | D...

Marketed from 11 Sep 2023 to 2 Feb 2024 (143 days) by Purplebricks, covering Glasgow



£95,000

 Floorplan

2 bedroom flat for sale

Celtic Street, Maryhill, Glasgow

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

*** CLOSING DATE SET FOR WED 03/05 AT 12PM *** MQ Estate Agents are delighted to present to the m...

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

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Bank Street, Glasgow, G12

+ Add to report

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

+ Add to report

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

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

Celtic Street Glasgow, G20

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.



LETPROPERTY