

LET PROPERTY PACK

INVESTMENT INFORMATION

Gartferry Street, Glasgow,
G21

204200036

 www.letproperty.co.uk





Property Description

Our latest listing is in Gartferry Street, Glasgow, G21

Get instant cash flow of **£685** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** 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...



Gartferry Street, Glasgow,
G21

204200036



Property Key Features

3 bedrooms

1 bathroom

Double Glazed Window

**Bathroom is Newly Installed: 5
Years Ago**

Factor Fees: £50.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £685

Market Rent: £900

Lounge



Kitchen



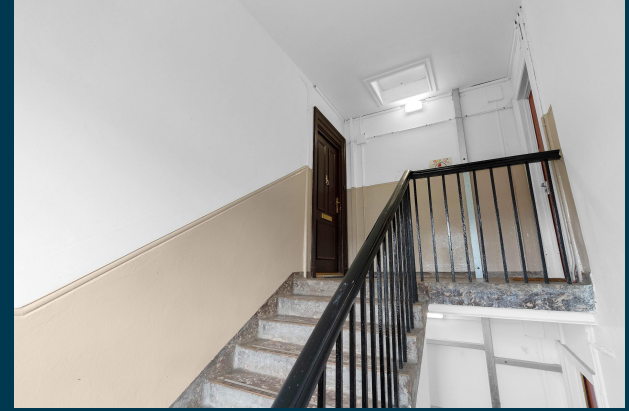
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

Projected Investment Return



The monthly rent of this property is currently set at £685 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£685	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	N/A	
Letting Fees	£68.50	£90.00
Total Monthly Costs	£446.00	£467.50
Monthly Net Income	£239.00	£432.50
Annual Net Income	£2,868.00	£5,190.00
Net Return	8.96%	16.22%

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 **£3,390.00**
Adjusted To

Net Return **10.59%**

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

Annual Net Income **£3,690.00**
Adjusted To

Net Return **11.53%**

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 £105,000.



3 bedroom flat for sale

10 Gartferry Street, Glasgow, G21 4XQ

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Lower cottage flat | Good sized accommodation | Three generous bedrooms | Gas Central Heating | D...

£90,000



SOLD PRICE HISTORY	
10 Jun 2022	£105,000



3 bedroom flat for sale

Gartferry Street, Balornock, Lanarkshire, G21

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

****CLOSING DATE, MONDAY 12TH AUGUST @2PM**** A great opportunity to acquire this lower cottage flat ...

£75,000



SOLD PRICE HISTORY	
17 Oct 2019	£78,000

Marketed from 18 Jun 2019 to 31 Aug 2019 (74 days) by Slater Hogg & Howison, Dennistoun, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

3 bedroom flat

Buccleuch Street flat 4 at 35, G3

+ Add to report

NO LONGER ADVERTISED LET AGREED

Fridge Freezer | Washing Machine | Microwave | Electric Hob | Electric Oven | Electric Heating | ...

Marketed from 20 Feb 2024 to 5 Apr 2024 (44 days) by Parker Property, Glasgow



£1,350 pcm

3 bedroom flat

WOODSIDE - North Woodside Road

+ Add to report

NO LONGER ADVERTISED LET AGREED






No HMO | Landlord registration number - 33575/260/19000 | Allocated parking | Spacious lounge | T...

Marketed from 29 Nov 2023 to 25 Jan 2024 (57 days) by Martin & Co, Glasgow West End

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: **2 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

Gartferry Street, Glasgow, G21

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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