

LET PROPERTY PACK

INVESTMENT INFORMATION

Birgidale Road, Glasgow,
G45

206474989

 www.letproperty.co.uk





Property Description

Our latest listing is in Birgidale Road, Glasgow, G45

Get instant cash flow of **£450** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **11.2%** 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...



Birgidale Road, Glasgow,
G45

206474989



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Spacious Rooms

Factor Fees: £75.00

Ground Rent: £0.00

Current Rent: £450

Market Rent: £700

Lounge



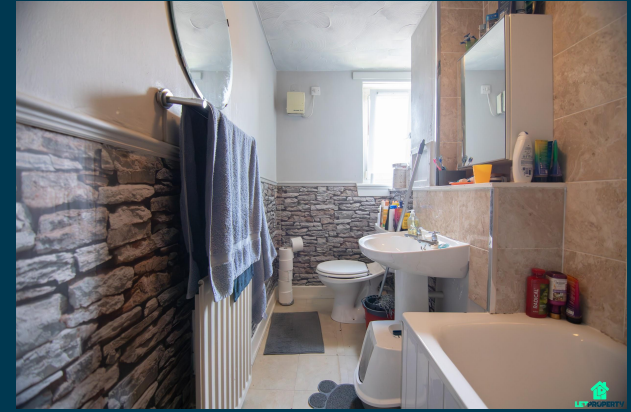
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£450	£700
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	£0.00	
Letting Fees	£45.00	£70.00
Total Monthly Costs	£369.38	£394.38
Monthly Net Income	£80.63	£305.63
Annual Net Income	£967.50	£3,667.50
Net Return	3.99%	15.12%

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 **£2,267.50**
Adjusted To

Net Return **9.35%**

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

Annual Net Income **£2,542.50**
Adjusted To

Net Return **10.48%**

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 £75,000.



£75,000

2 bedroom property for sale

27 Ardmaleish Crescent, Glasgow, Lanarkshire, G45

+ Add to report

NO LONGER ADVERTISED

UNDER OFFER

Main Door Flat | Front Facing Lounge | Dining Sized Kitchen | 2 Double Bedrooms | 3 Piece Bathro...

SOLD PRICE HISTORY



£60,000

2 bedroom flat for sale

Birgidale Road, Castlemilk, G45 9NA

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Outstanding value | Ideal starter or investment buy

Marketed from 26 Apr 2021 to 6 Oct 2021 (162 days) by Property Trader, Ayr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

Castlemilk, Glasgow, G45

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1954523

Marketed from 15 Jan 2024 to 19 Jan 2024 (4 days) by OpenRent, London



£525 pcm

2 bedroom flat

Birgisdale Road, Glasgow,

+ Add to report

NO LONGER ADVERTISED LET AGREED






RENT TO BUY AND STEP ONTO THE PROPERTY LADDER NOW with Diamond Estates. Rent to Buy allows tena...

Marketed from 12 Nov 2020 to 28 Jan 2021 (77 days) by DIAMOND ESTATES PROPERTY LTD, Doncaster

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

Birgidale Road, Glasgow, G45

PROPERTY ID: 12345678

Interested in this
property investment?

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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