

LET PROPERTY PACK

INVESTMENT INFORMATION

Dumbarton Road,
Glasgow, G14

206448532

 www.letproperty.co.uk





Property Description

Our latest listing is in Dumbarton Road, Glasgow, G14

Get instant cash flow of **£425** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£575** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

With long term tenant looking to remain in the property, location that allows for easy access to local amenities, and a fantastic potential rental income, this will prove to be a great addition to an investors portfolio!

Don't miss out on this fantastic investment opportunity...



Dumbarton Road,
Glasgow, G14

206448532



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £30.00

Current Rent: £425

Market Rent: £575

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 575

Returns Based on Rental Income	£425	£575
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£42.50	£57.50
Total Monthly Costs	£275.00	£290.00
Monthly Net Income	£150.00	£285.00
Annual Net Income	£1,800.00	£3,420.00
Net Return	9.18%	17.45%

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 **£2,270.00**
Adjusted To

Net Return **11.58%**

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

Annual Net Income **£2,520.00**
Adjusted To

Net Return **12.86%**

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 £69,000.



£69,000

1 bedroom flat for sale

Dumbarton Road, Glasgow, G14

+ Add to report

NO LONGER ADVERTISED

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

Marketed from 1 Aug 2023 to 15 Nov 2023 (105 days) by Let Property Sales & Management, Glasgow



£69,995

1 bedroom flat for sale

Dumbarton Road, Yoker, Glasgow G14 0HU

+ Add to report

NO LONGER ADVERTISED

Appealing First Floor Flat | Excellent Condition Throughout | One Double Bedroom | Fitted Kitch...

Marketed from 3 Nov 2023 to 11 Jan 2024 (69 days) by Caledonia Bureau, Clydebank



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom flat

Dumbarton Road, Glasgow, G14

+ Add to report

NO LONGER ADVERTISED LET AGREED

DEPOSIT £300 - Large, top floor, one bedroom apartment, Available Now. TO BOOK A VIEWING ONLINE, ...

Marketed from 30 Jun 2022 to 29 Aug 2022 (60 days) by DJ Alexander, Glasgow



£575 pcm

1 bedroom flat

Dumbarton Road, Yoker

+ Add to report

NO LONGER ADVERTISED LET AGREED






Second Floor Apartment | Furnished | One Double Bedroom | Gas Central Heating | Double Glazing | ...

Marketed from 13 Apr 2022 to 9 May 2022 (26 days) by Slater Hogg & Howison Lettings, 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: **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

Dumbarton Road, Glasgow, G14

PROPERTY ID: 206448532

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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