

PROPERTY INVESTMENT SCHEDULE



Flat 2/2 2 Chancellor St.
Partick
Glasgow, G11 5RQ



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PROPERTY DETAILS

Flat 2/2 2 Chancellor St.
Partick
Glasgow, G11 5RQ

Offers in Excess of

£187,500

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this delightful 1-bedroom apartment in the sought after West End of Glasgow next to Byres Road

Type of Home	Flat	Bedrooms	1
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£800		
Potential Rent	£950		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£800 PCM

Cash Purchase Investment / Current Return = 4.7% Yield

Investment		Income	
House Purchase Price	£190,000	Annual Income	£9,600
LBTT	£12,300	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£203,300	Net Annual Income	£9,600

BTL Mortgage Investment / Current Return = 4.07% Yield

Investment		Income	
25% of Purchase Price	£47,500	Annual Income	£9,600
LBTT	£12,300	Less Mortgage Int	£7,125
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£60,800	Net Annual Income	£2,475

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £950 PCM

Cash Purchase Investment / Potential Return = 5.6% Yield

Investment		Income	
House Purchase Price	£190,000	Annual Income	£11,400
LBTT	£12,300	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£203,300	Net Annual Income	£11,400

BTL Mortgage Investment / Potential Return = 7.03% Yield

Investment		Income	
25% of Purchase Price	£47,500	Potential Annual Income	£11,400
LBTT	£12,300	Less Mortgage Int	£7,125
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£60,800	Net Annual Income	£4,275

* Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in the Partick area have increased by 6% in the last 5 years

Potential Future Value - 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 29%

Cash Investment	£203,300
5 Year Income	£48,000
Potential Increase in Value	£11,400
Total Potential Return	£59,400

BTL Mortgage Investment / Potential Total Return 39%

Cash Investment	£60,800
5 Year Net Income	£12,375
Potential Increase in Value	£11,400
Total Potential Return	£23,775



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 34%

Cash Investment	£203,300
5 Year Income	£57,000
Potential Increase in Value	£11,400
Total Potential Return	£68,400

BTL Mortgage Investment / Potential Total Return 54%

Cash Investment	£60,800
5 Year Net Income	£21,375
Potential Increase in Value	£11,400
Total Potential Return	£32,775



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY

Comparable sale properties



A **£235,000**
1/1, 11 Lawrence Street, Glasgow G11 5HH **Distance: 0.06 miles**

  **Flat / Freehold** **Sale date:** Dec 2022

Sale date: Dec 2022
Price: £235,000



B **£200,000**
3/1, 5 Lawrence Street, Glasgow G11 5HH **Distance: 0.06 miles**

  **Flat** **Sale date:** Nov 2022

Sale date: Nov 2022
Price: £200,000



C **£145,000**
Byres Road, Partick, Glasgow G11 **Distance: 0.08 miles**

  **Flat / Freehold**

Situated near the foot of Byres Road and within minutes walk of Glasgow University's newly expanded campus, this traditional one bedroom top floor apartment offers comfortable living space in the ...

Sale date: Nov 2021
Price: £170,000



D **£175,000**
4/2, 111 Dumbarton Road, Glasgow G11 6PW **Distance: 0.12 miles**

  **Flat** **Sale date:** Apr 2023

Sale date: Apr 2023
Price: £175,000



E **£182,000**
1/2, 3 Benalder Street, Glasgow G11 6PU **Distance: 0.17 miles**

  **Flat / Freehold** **Sale date:** Mar 2023

Sale date: Mar 2023
Price: £182,000



LOCAL LETTINGS ACTIVITY

Comparable rental properties



£895 pcm (£207 pw)

Torness Street, Partick, Glasgow G11

Distance: 0.07 miles

| Flat

Traditional one bedroom second floor furnished tenement flat ideally located in Partick.



£1,230 pcm (£284 pw)

Church Street, Partick, Glasgow G11

ARCHIVED

Distance: 0.09 miles

| Flat

Fantastically spacious 1 bedroom property in the heart of the ever-popular Partick area, offering a modern and stylish home. Enquire today!



£995 pcm (£230 pw)

Church Street, Glasgow G11

ARCHIVED

Distance: 0.09 miles

| Flat

Dj Alexander welcomes to the market this charming first floor, one bedroom furnished flat positioned just off Byres Road in Glasgow's desirable west end. To book A viewing click on request ...



£895 pcm (£207 pw)

Dumbarton Road, Glasgow G11

Distance: 0.11 miles

| Flat

Deposit £300 - One bedroom, traditional second floor tenement flat in the heart of Glasgow's West End. *to book A viewing, click enquire now/ email agent*



£995 pcm (£230 pw)

Crown Road South, Glasgow G12

Distance: 0.25 miles


| Flat

Deposit £300 - This first floor one bedroom modern flat is located in the heart of Glasgow's West End. To book A viewing click on request details/email agent



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Contact Information

 0141 319 7553

 info@wesellrentedproperty.com

 www.wesellrentedproperty.com

Head Office

New Alderston House
3 Dove Wynd, Bellshill, ML4 3FB

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