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# **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Rankin Street, Greenock, PA16 7JW

195095254

(🌐 www.letproperty.co.uk 🔵

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### **Property** Description

Our latest listing is in Rankin Street, Greenock, PA16 7JW

Get instant cash flow of £450 per calendar month with a 10.8% Gross Yield for investors.

With a long term tenant currently situated and as the property is located right in the middle of the Greenock Town Centre, it will prove to be a viable rental property for an investor over the short and long term.

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







#### Rankin Street, Greenock, PA16 7JW

195095254

Property Key Features

3 Bedroom

1 Bathroom

Three Piece Bathroom

**Double Glazed Windows** 

Factor Fees: £12.50

Current Rent: £450







# **Kitchen**





## Bedrooms





## Exterior

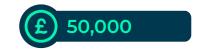








#### **PROPERTY VALUATION**



Stamp Duty ADS @ 6%	£3,000
Legal Fees	£1,000
Total Investment	£54,000

Outlay figures based on assumed cash purchase of £50,000.





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.

Returns Based on Rental Income	£450
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Letting Fees	£45.00
Total Monthly Costs	£90.00
Monthly Net Income	£360.00
Annual Net Income	£4,320.00
Net Return	<mark>8.00%</mark>

#### Return Stress Test Analysis Report





# If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,420** Adjusted To

Net Return 6.33%

### 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 £80,000.



£78,000

pper Flat With Balcony And Superb Views   Spacious Lounge   Three	edroom flat for sale chanan Street, Green	ock, PA16
<b>Key features</b> Jpper Flat With Balcony And Superb Views   Spacious Lounge   Three Sood Sized Bedrooms   Bedroom 3 Is Used As A Dining Room   Attractive	LONGER ADVERTISED	SOLD STC
	y features	
Good Sized Bedrooms   Bedroom 3 Is Used As A Dining Room   Attractive	oper Flat With Balcony	And Superb
	ood Sized Bedrooms   B	edroom 3 Is l

Marketed from 1 Oct 2021 to 3 Dec 2021 (63 days) by Purplebricks, covering Paisley

Sold price history

3

Bu

6 Dec 2021 £80,000



£51,000

bedroom flat for sale
lankin Street, Greenock

NO LONGER ADVERTISED SOLD STC

#### Key features

Lower Quarter Villa | Unusually large front garden | DG, Gas CH | Popular location | Affordable home | EPC = D

Marketed from 3 Jun 2021 to 3 Sep 2021 (91 days) by Neill Clerk, Greenock

£55,000

Sold price history

+ Add to report

#### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at Let Property Management.



£550 pcm



Bow Road Greenock

NO LONGER ADVERTISED LET AGREED

\*Available Now\* | First floor flat with private garden | Three double bedrooms | Large livingroom...

SOLD PRICE HISTORY

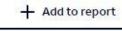




Homefinders Invercive presents a three bedroom upper cottage flat in good condition for rent clos...

Marketed from 7 Oct 2021 to 29 Oct 2021 (21 days) by Homefinders Invercived, Greenock





Add to report

£450 pcm

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 Short Assured Tenancy Agreement In Place: **Yes** 



#### Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Payment history: On time for length of tenancy

Current term of tenancy: 5 years+

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.









#### Rankin Street, Greenock, PA16 7JW

#### 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.

