

LET PROPERTY PACK

INVESTMENT INFORMATION

Bawhirley Road, Greenock,
PA15

199035795

 www.letproperty.co.uk





Property Description

Our latest listing is in Bawhirley Road, Greenock, PA15

Get instant cash flow of **£510** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** 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...



Bawhirley Road,
Greenock, PA15

199035795



Property Key Features

3 bedrooms

1 bathroom

Garden Space

Easy Access to Local Amenities

Factor Fees: £0.00

Current Rent: £510

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
Total Investment	£27,350.00

Projected Investment Return



The monthly rent of this property is currently set at £510 per calendar month but the potential market rent is

£ 600



Returns Based on Rental Income	£510	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£51.00	£60.00
Total Monthly Costs	£331.63	£340.63
Monthly Net Income	£178.38	£259.38
Annual Net Income	£2,140.50	£3,112.50
Net Return	7.83%	11.38%

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 **£1,912.50**
Adjusted To

Net Return **6.99%**

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


Annual Net Income **£1,837.50**
Adjusted To

Net Return **6.72%**

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 £103,700.



£100,000

3 bedroom flat for sale
Grant Street, Greenock


[+ Add to report](#)

NO LONGER ADVERTISED **SOLD STC**

EPC - BAND D | Gas Central Heating/ Double Glazing | Welcoming Vestibule with tile flooring, Rece...

SOLD PRICE HISTORY

10 Aug 2021	£103,700
1 Apr 2019	£67,500
6 Jan 2004	£71,675



£95,000

3 bedroom flat for sale
Grant Street, Greenock, Inverclyde, PA15

[+ Add to report](#)

CURRENTLY ADVERTISED

Offering an abundance of space and flexibility of layout, this charming traditional upper quarter...

Marketed from 1 Mar 2023 by Slater Hogg & Howison, Greenock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

3 bedroom flat

Ann Street, Greenock

+ Add to report

NO LONGER ADVERTISED LET AGREED

SECOND FLOOR FLAT | GAS CENTRAL HEATING | DOUBLE GLAZING | SECURE DOOR ENTRY

Marketed from 2 Oct 2023 to 10 Oct 2023 (7 days) by Neill Clerk, Greenock



£600 pcm

3 bedroom flat

Prospecthill Street, Greenock

+ Add to report

NO LONGER ADVERTISED LET AGREED






First Floor Flat | Double Glazing | Gas Central Heating | Security door entry

Marketed from 29 Aug 2023 to 22 Sep 2023 (24 days) by Neill Clerk, Greenock

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 Short Assured Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0 - 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

Bawhirley Road, Greenock, PA15

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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