

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

John Street Helensburgh, G84

198266413











#### **Property Description**

Our latest listing is in John Street Helensburgh, G84

Get instant cash flow of £440 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 9.0% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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







John Street Helensburgh, G84



## **Property Key Features**

1 Bedroom

1 Bathroom

**Double Glazed Windows** 

**Good Condition** 

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £440** 

Market Rent: £600

## Lounge









## Kitchen



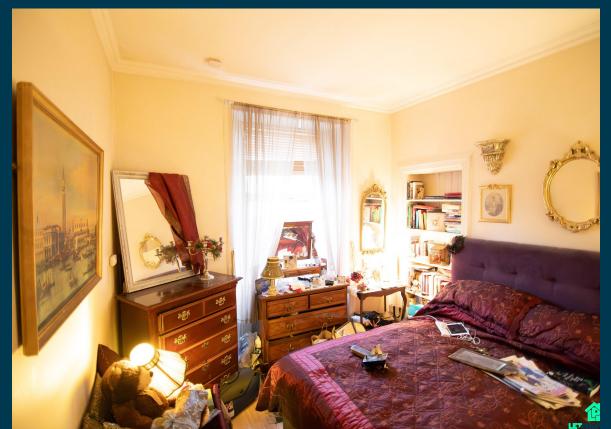






## Bedrooms









## Bathroom







## **Exterior**









### **Initial Outlay**





Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£20,000.00** 

Stamp Duty ADS @ 6% **£4,800.00** 

Legal Fees £1,000.00

Total Investment £25,800.00

### **Projected Investment Return**





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.

The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

Returns Based on Rental Income	£440	£600
Mortgage Payments on £60,000.00 @ 4%	£200.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£44.00	£60.00
Total Monthly Costs	£259.00	£275.00
Monthly Net Income	£181.00	£325.00
Annual Net Income	£2,172.00	£3,900.00
Net Return	8.42%	15.12%

#### Return Stress Test Analysis Report





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

£2,700.00

Annual Net Income

. •

Adjusted To

10.47%

Net Return

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income

£2,700.00

Adjusted To

Net Return

10.47%

#### 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 £98,715.







John Street, Helensburgh, Dunbartonshire, G84

+ Add to report

+ Add to report

#### NO LONGER ADVERTISED

Bright and spacious top floor flat | Two large double bedrooms | Modern kitchen and wet room ...

#### SOLD PRICE HISTORY

1 bedroom flat for sale

John Street, Helensburgh

1 Jul 2008	£67,000
12 Dec 2007	£104,104
8 Jun 2006	€75,000



NO LONGER ADVERTISED

SOLD STC

First Floor Position | Impeccable Condition Throughout | 1 Bedroom | Town Centre Location Excel...

£75,000

Marketed from 2 Aug 2022 to 15 Nov 2022 (104 days) by Allen & Harris, Helensburgh

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



#### 1 bedroom flat

71 East Clyde Street, Helensburgh G84 7PF

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Newly refurbished and redecorated | Stunning new kitchen. Gas ch | Newly Fitted shower room | Clo...

£695 pcm

Marketed from 28 Feb 2023 to 24 Mar 2023 (23 days) by Property Bureau, Helensburgh



#### 1 bedroom flat

9 Queens Court, Helensburgh, G84 7AH

+ Add to report

NO LONGER ADVERTISED LET AGREED

1st Floor Flat with direct river views | Hall, large front lounge | Dining kitchen, bathroom | Ga...

£695 pcm

Marketed from 13 Feb 2023 to 24 Feb 2023 (11 days) by Property Bureau, Helensburgh

#### **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



Current term of tenancy: 5 years +



Standard Tenancy Agreement In Place: **YES** 



Payment history: On time for length of tenancy



Fully compliant tenancy: YES

Fully compliant tenancy including EICR & Gas Safety in order

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

John Street Helensburgh, G84



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.