

LET PROPERTY PACK

INVESTMENT INFORMATION

John Street Helensburgh,
G84

198266413

 www.letproperty.co.uk





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

198266413



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





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

£ 80,000.00

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



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

£ 600

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	TBC	
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%

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 **£2,700.00**
Adjusted To

Net Return **10.47%**

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.



£92,000



2 bedroom flat for sale

John Street, Helensburgh, Dunbartonshire, G84

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



£75,000

1 bedroom flat for sale

John Street, Helensburgh

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

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

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**.



£695 pcm

1 bedroom flat

71 East Clyde Street, Helensburgh G84 7PF

NO LONGER ADVERTISED

LET AGREED

+ Add to report

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

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



£695 pcm

1 bedroom flat

9 Queens Court, Helensburgh, G84 7AH

NO LONGER ADVERTISED

LET AGREED

+ Add to report






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

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**
-  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

John Street Helensburgh, G84

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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