

LET PROPERTY PACK

INVESTMENT INFORMATION

East Clyde Street
Helensburgh, G84 7PF

203095861

 www.letproperty.co.uk





Property Description

Our latest listing is in East Clyde Street Helensburgh, G84 7PF

Get instant cash flow of **£525** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **12.0%** 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...



East Clyde Street
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Property Key Features

2 bedroom

1 bathroom

Well Kept Flat

**Perfect Location for Working
Professional**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £525

Market Rent: £600

Lounge



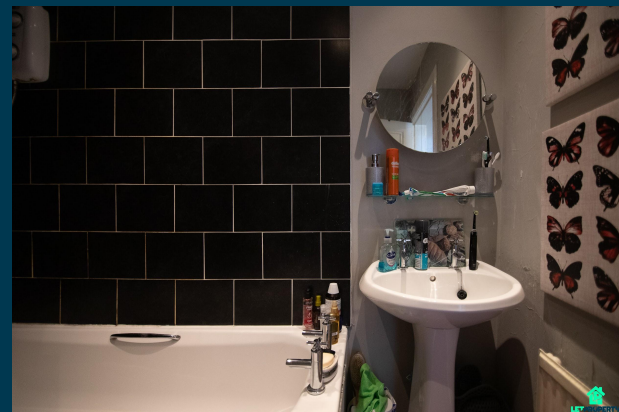
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 6%	£3,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,600.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 600



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	£525	£600
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£52.50	£60.00
Total Monthly Costs	£255.00	£262.50
Monthly Net Income	£270.00	£337.50
Annual Net Income	£3,240.00	£4,050.00
Net Return	16.53%	20.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,850.00**
Adjusted To

Net Return **14.54%**

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

Annual Net Income **£3,150.00**
Adjusted To

Net Return **16.07%**

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 £175,000.



£175,000



2 bedroom flat for sale

East Princes Street, Helensburgh

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Beautiful two bedroom apartment | Main bedroom with En-suite shower room | Luxurious kitchen an...

SOLD PRICE HISTORY	
20 Sep 2022	£180,000
25 Jun 2008	£143,500

Marketed from 29 Mar 2022 to 8 Sep 2022 (162 days) by Allen & Harris, Helensburgh



£165,000



2 bedroom flat for sale

Charlotte Court, 37 East Princes Street, Helensburgh, Argyll & Bute, G84 7DF

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Contemporary top floor flat | Large hallway with built-in storage | Spectacular semi open plan lo...

Marketed from 11 Jan 2022 to 7 Apr 2022 (86 days) by Clyde Property, Helensburgh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

2 bedroom flat

East Clyde Street, Helensburgh, G84 7PA

+ Add to report

NO LONGER ADVERTISED

Available now: Zone Group is delighted to present this newly refurbished 2 bedroom property locat...

Marketed from 17 Jul 2023 to 28 Aug 2023 (41 days) by Zone, Glasgow



£950 pcm

2 bedroom flat

Tower Place, East Clyde Street, Helensburgh, G84

+ Add to report

NO LONGER ADVERTISED LET AGREED






Fully Furnished | Beautifully Decorated | Stunning Sea Views | Two Bedrooms | Private Communal P...

Marketed from 31 Oct 2023 to 15 Nov 2023 (15 days) by McArthur Stanton, 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

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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.



LETPROPERTY