

LET PROPERTY PACK

INVESTMENT INFORMATION

Lappin Street, Clydebank, G81 1AH

204657845











Property Description

Our latest listing is in Lappin Street, Clydebank, G81 1AH

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 10.3% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Lappin Street, Clydebank, G81 1AH



3 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £900

204657845

Lounge









Kitchen









Bedrooms



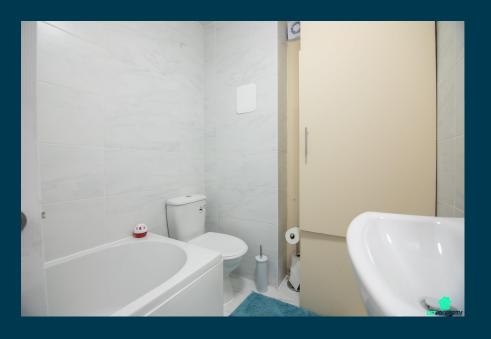






Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £105,000 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£26,250.00**

Stamp Duty ADS @ 6% **£6,300.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £33,550.00

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.

Returns Based on Rental Income	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£90.00
Total Monthly Costs	£433.13
Monthly Net Income	£466.88
Annual Net Income	£5,602.50
Net Return	16.70%

Return Stress Test Analysis Report





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

Annual Net Income

£3,802.50

Adjusted To

Net Return

11.33%

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

Annual Net Income

£4,027.50

Adjusted To

Net Return

12.00%

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 £117,995.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



£1,200 pcm

3 bedroom flat

Miller Street, Clydebank, G81

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1604453

Marketed from 2 Feb 2023 to 3 Feb 2023 by OpenRent, London



£1,200 pcm

3 bedroom apartment

Cardon Square, 3/1, Renfrew, Glasgow, PA4 8BY

NO LONGER ADVERTISED LET AGREED

 $\label{thm:coms} Third floor flat \ | \ Unfurnished \ | \ Three \ bedrooms \ | \ Two \ bathrooms \ | \ Integrated \ appliances \ | \ Large \ I...$

Marketed from 8 Dec 2022 to 13 Jan 2023 (35 days) by Clyde Property, Clarkston

+ Add to report

+ Add to report

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**

Lappin Street, Clydebank, G81 1AH



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.