

LET PROPERTY PACK

INVESTMENT INFORMATION

Lappin Street, Clydebank,
G81 1AH

204657845

 www.letproperty.co.uk





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

204657845



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 105,000.00

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.



£117,995



Floorplan

3 bedroom apartment for sale

Westwood Quadrant, Linnvale, Clydebank

+ Add to report

NO LONGER ADVERTISED SOLD STC

Lower Cottage Flat | Generously proportioned family accommodation | **** HOME REPORT AVAILABLE BE...

SOLD PRICE HISTORY

4 Apr 2022

£122,000



£100,000



Floorplan

3 bedroom flat for sale

Andrew Drive, Clydebank, West Dunbartonshire, G81

+ Add to report

NO LONGER ADVERTISED SOLD STC

An exceptionally spacious and beautifully presented three bedroom lower cottage flat with private...

SOLD PRICE HISTORY

30 Aug 2022

£110,000

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED LET AGREED



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

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.



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Lappin Street, Clydebank, G81 1AH

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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