

# LET PROPERTY PACK

## INVESTMENT INFORMATION

James Street,  
Helensburgh, G84

193099579

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in James Street, Helensburgh, G84

Get instant cash flow of **£550** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.5%** 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...**



James Street,  
Helensburgh, G84

193099579



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £50.00**

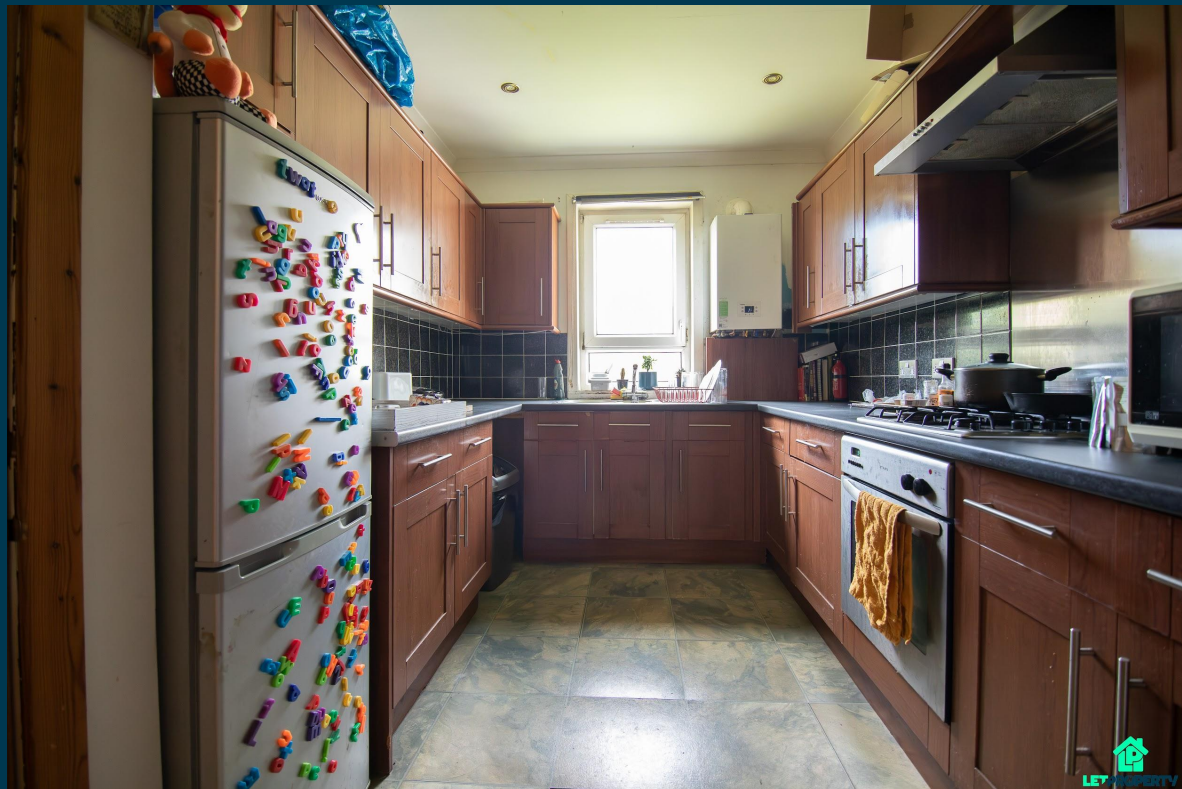
**Current Rent: £550**

**Market Rent: £750**

# Lounge



# Kitchen



# Bathroom



# Bedroom



# Exterior







Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

# 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 £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Mortgage Payments on £71,250.00 @ 5%	<b>£296.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£50.00</b>	
Ground Rent	<b>£0.00</b>	
Letting Fees	<b>£55.00</b>	<b>£75.00</b>
<b>Total Monthly Costs</b>	<b>£416.88</b>	<b>£436.88</b>
<b>Monthly Net Income</b>	<b>£133.13</b>	<b>£313.13</b>
<b>Annual Net Income</b>	<b>£1,597.50</b>	<b>£3,757.50</b>
<b>Net Return</b>	<b>5.25%</b>	<b>12.34%</b>



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

Annual Net Income      **£2,257.50**  
Adjusted To

Net Return                      **7.41%**

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

Annual Net Income      **£2,332.50**  
Adjusted To

Net Return                      **7.66%**

# 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 £92,500.



£92,500

## 2 bedroom flat for sale

53C James Street, Helensburgh, Dunbartonshire, G84

+ Add to report

NO LONGER ADVERTISED SOLD STC

First floor flat | 2 double bedrooms | Modern bathroom with electric shower | Shared drying green...

SOLD PRICE HISTORY



£89,500

## 2 bedroom flat for sale

James Street, Flat 1/2, Helensburgh, Argyll & Bute, G84 8XF

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

HD Property Video Available. This spacious two bedroom first floor flat is close to the centre of...

Marketed from 9 Aug 2017 to 11 Oct 2017 (63 days) by Clyde Property, Helensburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 2 bedroom flat

39 James Street Helensburgh G84 8XF

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Excellent location, walking distance to town Centre | Fabulous Two Bedroom Apartment | Open views...

Marketed from 5 Mar 2024 to 1 May 2024 (56 days) by Property Bureau, Helensburgh



£700 pcm

## 2 bedroom flat

LET 39B James Street, Helensburgh, G84 8XF

NO LONGER ADVERTISED

LET AGREED

+ Add to report






Spacious Furnished Top Floor Flat | Private main door entrance | Large lounge with attractive vie...

Marketed from 7 Nov 2023 to 28 Dec 2023 (50 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.



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James Street, Helensburgh, G84

PROPERTY ID: 12345678

Interested in this  
**property investment?**

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**