

LET PROPERTY PACK

INVESTMENT INFORMATION

Cornock Street, Clydebank,
G81 3BP

212224714

 www.letproperty.co.uk





Property Description

Our latest listing is in Cornock Street, Clydebank, G81 3BP

Get instant cash flow of **£571** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£995** which would provide the investor a Gross Yield of **14.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Cornock Street,
Clydebank, G81 3BP

212224714



Property Key Features

3 bedrooms

1 bathroom

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £571

Market Rent: £995

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £571 per calendar month but the potential market rent is

£ 995



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	£571	£995
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£57.10	£99.50
Total Monthly Costs	£322.10	£364.50
Monthly Net Income	£248.90	£630.50
Annual Net Income	£2,986.80	£7,566.00
Net Return	11.58%	29.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,576.00**
Adjusted To

Net Return **21.61%**

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


Annual Net Income **£6,366.00**
Adjusted To

Net Return **24.67%**

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 £89,995.



£89,995

3 bedroom flat for sale


Shakespeare Avenue, Clydebank

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Mar 2024 to 10 May 2024 (59 days) by Elevate Property Services, Clydebank

SPACIOUS THREE BEDROOM LOWER COTTAGE FLAT | EXCELLENT POTENTIAL FOR MODERNISATION | BRIGHT AND AI...

[+ Add to report](#)



£87,500

3 bedroom flat for sale

Arran Place, Clydebank

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 29 Jun 2024 by Eve Property, Glasgow

THREE BEDROOM MASONETTE FLAT | GAS CENTRAL HEATING | LOW COUNCIL TAX BAND | SECURE DOOR ENTRY | ...

[+ Add to report](#)

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

3 bedroom flat


Lochlibo Avenue, Glasgow, G13

NO LONGER ADVERTISED

Marketed from 31 Jan 2024 to 27 Mar 2024 (55 days) by TAY LETTING, Glasgow

Unfurnished | Council Tax Band C | Gas Central Heating | Free On Street Parking | Private & Share...

[+ Add to report](#)



£1,000 pcm

3 bedroom flat

Whitecrook Street, Clydebank, West Dunbartonshire, G81

CURRENTLY ADVERTISED LET AGREED

Marketed from 4 Dec 2024 by CAIRN LETTING & ESTATE AGENCY, Glasgow

3 Double Bedrooms | Large Kitchen/Lounge | Close to Clydebank College | HMO Approved | Student Ac...

[+ 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: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



www.letproperty.co.uk

Cornock Street, Clydebank, G81 3BP

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.



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