

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lorne Street, Helensburgh  
G84

214693096

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





## Property Description

Our latest listing is in Lorne Street, Helensburgh G84

Get instant cash flow of **£650** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Lorne Street,  
Helensburgh G84

214693096



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Good Condition**

**Factor Fees: TBC**

**Current Rent: £650**

**Market Rent: £700**



# Lounge





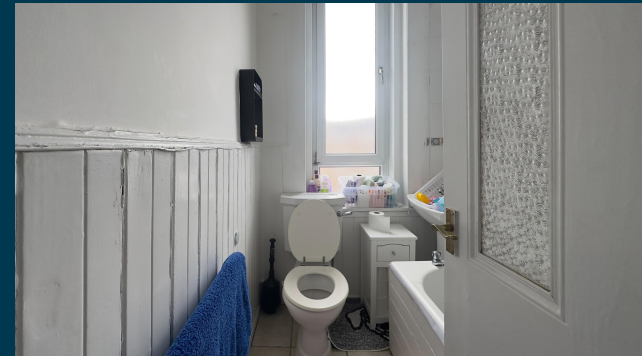
# Kitchen



# Bedrooms



# Bathroom





# 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 £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.00	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£376.88	£381.88
Monthly Net Income	£273.13	£318.13
Annual Net Income	£3,277.50	£3,817.50
Net Return	10.76%	12.54%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,417.50**  
Adjusted To

Net Return                      **7.94%**

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

Annual Net Income      **£2,392.50**  
Adjusted To

Net Return                      **7.86%**

# 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 £105,000.



£105,000

## 2 bedroom terraced house for sale

+ Add to report

SOLD – The Cottage, 27 East King Street, Helensburgh G84 7QQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2024 to 5 Feb 2025 (156 days) by Property Bureau, Helensburgh



£93,000

## 2 bedroom flat for sale

+ Add to report

Lorne Street , Flat 2/1, Helensburgh, Argyll and Bute, G84 8TT

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 18 Oct 2021 to 17 Jan 2022 (90 days) by Clyde Property, Helensburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



**£750 pcm**

## 2 bedroom flat

[+ Add to report](#)

LET – 39B James Street, Helensburgh, G84 8XF

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Dec 2024 to 20 Feb 2025 (77 days) by Property Bureau, Helensburgh



**£650 pcm**

## 2 bedroom flat

[+ Add to report](#)

Columba Street, Helensburgh, Argyll and Bute, G84 8UT

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2024 to 16 Apr 2024 (49 days) by Clyde Property, 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**



Current term of tenancy: **1 year**



Standard Tenancy Agreement In Place: **YES**



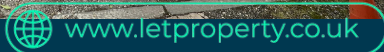
Payment history: **On time for length of tenancy**



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.



Lorne 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**