

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitecrook Street,
Clydebank, G81 1QN

215936510

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitecrook Street, Clydebank, G81 1QN

Get instant cash flow of **£850** per calendar month with a **10.7%** Gross Yield for investors.

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...



Whitecrook Street,
Clydebank, G81 1QN

215936510



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Lounge



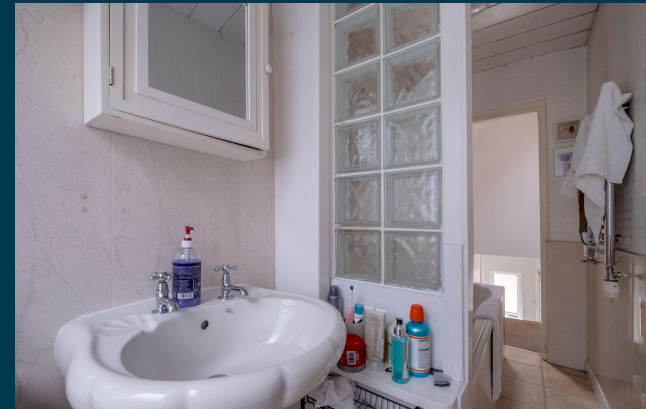
Kitchen



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 @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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	£850
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£396.88
Monthly Net Income	£453.13
Annual Net Income	£5,437.50
Net Return	16.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,737.50**
Adjusted To

Net Return **11.55%**

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

Annual Net Income **£4,012.50**
Adjusted To

Net Return **12.40%**

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 £108,000.



£108,000

2 bedroom flat for sale

Dean Court, Clydebank, Dunbartonshire, G81

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Jun 2023 to 23 Jul 2024 (411 days) by PRG Properties, Erskine

+ Add to report



£107,000

2 bedroom apartment for sale

Taylor Street, Clydebank, West Dunbartonshire, G81 1QT

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Mar 2025 to 18 Jun 2025 (83 days) by Harbor Property, Baillieston

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Whitecrook Street, Clydebank, West Dunbartonshire, G81

NO LONGER ADVERTISED

Marketed from 30 Jan 2025 to 6 Feb 2025 (7 days) by Western Lettings, Glasgow

+ Add to report



£895 pcm

2 bedroom end of terrace house

Barns Street, Clydebank

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 6 Sep 2024 (10 days) by Eve Property, Glasgow

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 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.



www.letproperty.co.uk

Whitecrook Street, Clydebank, G81 1QN

PROPERTY ID: 215936510

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