

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Maybole Road, Port Glasgow, PA14 5YQ

221393572











#### **Property Description**

Our latest listing is in Maybole Road, Port Glasgow, PA14 5YQ

Get instant cash flow of £520 per calendar month with a 13.9% Gross Yield for investors.

This property has a potential to rent for £529 which would provide the investor a Gross Yield of 14.1% 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...









2 bedroom

1 bathroom

**Spacious Rooms** 

Well Equipped Kitchen

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £520** 

Market Rent: £529

Maybole Road, Port Glasgow, PA14 5YQ

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# Lounge







## Kitchen







# Bedrooms







### **Exterior**







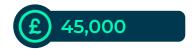
#### **Initial Outlay**





Outlay figures based on assumed cash purchase of £50,000.

#### **PROPERTY VALUATION**



Stamp Duty ADS @ 8% **£3,600** 

LBTT Charge £0

Legal Fees £1,000

Total Investment £49,600

#### **Projected Investment Return**







Returns Based on Rental Income	£520	£529
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£52.00	£52.90
Total Monthly Costs	£67.00	£67.90
Monthly Net Income	£453.00	£461.10
Annual Net Income	£5,436.00	£5,533.20
Net Return	10.96%	11.16%

The monthly rent of this property is

but the potential market rent is

currently set at £520 per calendar month

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

# Return Stress Test Analysis Report





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

Annual Net Income £4,475

Adjusted To

Net Return 9.02%

#### 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 £67,000.



2 bedroom flat for sale

+ Add to report

Bridgend Avenue, Port Glasgow, Port Glasgow, PA14

NO LONGER ADVERTISED

Marketed from 4 Oct 2023 to 5 Dec 2023 (62 days) by Bowman Rebecchi, Gourock

£67,000

2 bedroom flat for sale

+ Add to report



£65,000

Marloch Avenue, Port Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2025 to 27 Jun 2025 (14 days) by Brian Harkins, Port Glasgow

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

#### 2 bedroom flat

West Road, Port Glasgow, PA14

NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 12 Nov 2024 (12 days) by OpenRent, London



£650 pcm

#### 2 bedroom flat

Auchinleck Terrace, Inverclyde, PA14

NO LONGER ADVERTISED

Marketed from 12 Aug 2025 to 18 Aug 2025 (5 days) by Happy Lets, Glasgow

+ Add to report

+ Add to report

#### **Current Tenant Profile**



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: **Moved in** within the last 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Maybole Road, Port Glasgow, PA14 5YQ

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.

