

LET PROPERTY PACK

INVESTMENT INFORMATION

Maybole Road, Port
Glasgow, PA14 5YQ

221393572

 www.letproperty.co.uk





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...



Maybole Road, Port
Glasgow, PA14 5YQ

221393572



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £529

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £49,600

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 529

Returns Based on Rental Income	£520	£529
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
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%

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.



£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, Gourrock



£65,000

2 bedroom flat for sale

+ Add to report

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

+ Add to report



£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

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**



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.



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Maybole Road, Port Glasgow, PA14 5YQ

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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