

LET PROPERTY PACK

INVESTMENT INFORMATION

East Clyde Street,
Helensburgh, G84

222385912

 www.letproperty.co.uk





Property Description

Our latest listing is in East Clyde Street, Helensburgh, G84

This property has a potential to rent for **£920** which would provide the investor a Gross Yield of **12.3%** if the rent was increased to market rate.

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...



East Clyde Street,
Helensburgh, G84

222385912



Property Key Features

2 Bedrooms

1 Bathroom

Move-in Ready Condition

Bright and Welcoming Interiors

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £920

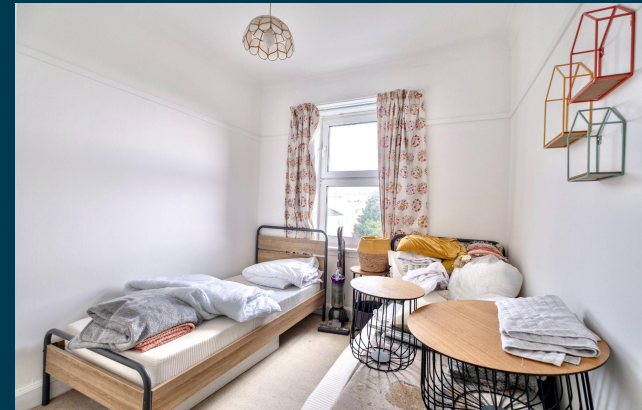
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

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.



Returns Based on Rental Income	£920
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£92.00
Total Monthly Costs	£388.25
Monthly Net Income	£531.75
Annual Net Income	£6,381.00
Net Return	20.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,541.00**
Adjusted To

Net Return **14.79%**

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

Annual Net Income **£5,031.00**
Adjusted To

Net Return **16.39%**

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 £165,000.



£165,000

2 bedroom flat for sale



Tower Place, East Clyde Street, Helensburgh, Argyll And Bute G84

CURRENTLY ADVERTISED

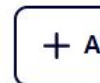
UNDER OFFER

Marketed from 27 Aug 2025 by McArthur Stanton, Helensburgh



£152,500

2 bedroom flat for sale



2 Park Lane, Helensburgh, G84

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jul 2024 to 6 Nov 2024 (127 days) by Purplebricks, covering Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom flat

East Clyde Street, Helensburgh, G84 7PA

NO LONGER ADVERTISED

Marketed from 3 Jul 2025 to 19 Sep 2025 (78 days) by Zone, Glasgow



£950 pcm

2 bedroom flat

Flat 1, 14 East King Street, Helensburgh, Argyll & Bute, G84 7QL

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2025 to 16 Oct 2025 (41 days) by Clyde Property, Helenburgh - Lettin





www.letproperty.co.uk

East Clyde Street, Helensburgh, G84

PROPERTY ID: 222385912

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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