

LET PROPERTY PACK

INVESTMENT INFORMATION

Newburgh, Erskine, PA8

222154089

 www.letproperty.co.uk





Property Description

Our latest listing is in Newburgh, Erskine, PA8

Get instant cash flow of **£585** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.8%** 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...



Newburgh, Erskine, PA8

222154089



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £30.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £585

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£585	£650
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	FREEHOLD	
Letting Fees	£58.50	£65.00
Total Monthly Costs	£416.00	£422.50
Monthly Net Income	£169.00	£227.50
Annual Net Income	£2,028.00	£2,730.00
Net Return	5.96%	8.03%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,430.00**
Adjusted To

Net Return **4.21%**

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

Annual Net Income **£1,230.00**
Adjusted To

Net Return **3.62%**

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 £145,000.



£145,000

3 bedroom flat for sale

+ Add to report

Blairdardie Road, Knightswood, Glasgow, G13 2AD

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Nov 2024 to 15 Jan 2025 (69 days) by Town & Country Estate Agents, Glasgow



£145,000

3 bedroom flat for sale

+ Add to report

79 Hawick Street, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Feb 2025 to 7 May 2025 (83 days) by Murphy & Forrester Estate Agents, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

3 bedroom flat

+ Add to report

Ferguson Street, Johnstone, Renfrewshire, PA5

NO LONGER ADVERTISED

Marketed from 4 Dec 2024 to 16 Dec 2024 (11 days) by Homes For Good, Glasgow



£650 pcm

3 bedroom flat

+ Add to report

Goyle Avenue, Drumchapel, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2025 to 6 Oct 2025 (37 days) by Westgate Estate Agents, Glasgow

AVAILABLE NOW, PLEASE REGISTER YOUR INTEREST THROUGH WEB / APP IN FIRST INSTANCE TEL...

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: **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.



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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