

LET PROPERTY PACK

INVESTMENT INFORMATION

Armadale Place Greenock,
PA15

223723903

 www.letproperty.co.uk





Property Description

Our latest listing is in Armadale Place
Greenock, PA15

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** 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...



LET PROPERTY



Armadale Place
Greenock, PA15

223723903



Property Key Features

1 bedroom

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £550

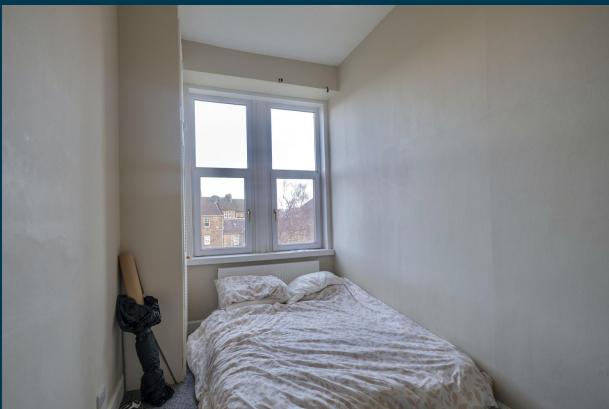
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £50,000.00 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 50,000.00

25% Deposit	£12,500.00
Stamp Duty ADS @ 8%	£4,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£17,500.00

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.



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£550
Mortgage Payments on £37,500.00 @ 5%	£156.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£55.00
Total Monthly Costs	£226.25
Monthly Net Income	£323.75
Annual Net Income	£3,885.00
Net Return	22.20%

Return Stress Test Analysis Report



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

Annual Net Income	£2,785.00
Adjusted To	
Net Return	15.91%

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

Annual Net Income	£3,135.00
Adjusted To	
Net Return	17.91%

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 £43,000.



£43,000

1 bedroom flat for sale

Roxburgh Street, Greenock, Inverclyde, PA15

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Sep 2025 by Slater Hogg & Howison, Greenock



£42,000

1 bedroom flat for sale

+ Ad

Westburn Buildings, Greenock, Inverclyde, PA15

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2025 to 8 Oct 2025 (147 days) by Slater Hogg & Howison, Greenock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

Brougham Street, Inverclyde, Greenock, PA16

NO LONGER ADVERTISED

LET AGREED

£700 pcm



1 bedroom flat

+ Add to rep

Grey Place, Greenock

NO LONGER ADVERTISED

LET AGREED

£550 pcm

Marketed from 30 Oct 2025 to 29 Nov 2025 (30 days) by Slater Hogg & Howison Lettings, Greenock

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: N/A **Current term of tenancy: N/A**

Standard Tenancy Agreement In Place: N/A **Payment history: N/A**

Fully compliant tenancy: N/A

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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Armadale Place Greenock, PA15

PROPERTY ID: 223723903



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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