

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Court, Clydebank,
G81

228833748

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Court, Clydebank, G81

Get instant cash flow of **£900** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£954** which would provide the investor a Gross Yield of **9.5%** 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...



Dean Court, Clydebank,
G81

228833748



Property Key Features

2 bedrooms

2 bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £954

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

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 £900 per calendar month but the potential market rent is

£ 954

Returns Based on Rental Income	£900	£954
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£95.40
Total Monthly Costs	£480.00	£485.40
Monthly Net Income	£420.00	£468.60
Annual Net Income	£5,040.00	£5,623.20
Net Return	12.41%	13.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,715.20**
Adjusted To

Net Return **9.15%**

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

Annual Net Income **£3,823.20**
Adjusted To

Net Return **9.42%**

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 £130,000.



2 bedroom flat for sale

[+ Add to report](#)

Miller Street, Clydebank, G81

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 May 2026 to 14 Aug 2026 (77 days) by Kelly Residential, Newton Mearns

£130,000



2 bedroom flat for sale

[+ Add to report](#)

Jane Rae Gardens, Clydebank

NO LONGER ADVERTISED

Marketed from 29 Apr 2026 to 29 Apr 2026 by Caledonia Bureau, Clydebank

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

Great Western Road, Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Feb 2025 to 15 Mar 2025 (35 days) by Penny Lane Homes Ltd, Renfrew

£995 pcm



2 bedroom flat

[+ Add to report](#)

Greenlaw Court, Glasgow, G14

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2021 to 5 Oct 2026 (1837 days) by Chattelle Estates, Glasgow

£975 pcm

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: **4 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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Dean Court, Clydebank, G81

PROPERTY ID: 228833748

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