

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brougham Street,  
Greenock, PA16

223720172

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Brougham Street, Greenock, PA16

This property has a potential to rent for **£675** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

**Don't miss out on this fantastic investment opportunity...**



Brougham Street,  
Greenock, PA16

223720172



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: £20.00 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £675**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit	<b>£27,500.00</b>
Stamp Duty ADS @ 8%	<b>£8,800.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£37,300.00</b>

# 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	£675
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£20.00
Ground Rent	Freehold
Letting Fees	£67.50
<b>Total Monthly Costs</b>	<b>£446.25</b>
<b>Monthly Net Income</b>	<b>£228.75</b>
<b>Annual Net Income</b>	<b>£2,745.00</b>
<b>Net Return</b>	<b>7.36%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,395.00**  
Adjusted To

Net Return                      **3.74%**

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

Annual Net Income      **£1,095.00**  
Adjusted To

Net Return                      **2.94%**

# 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 £115,000.



**£115,000**

## 2 bedroom flat for sale

+ Add to report

Brougham Street, Greenock, Inverclyde, PA16

NO LONGER ADVERTISED

Marketed from 11 Nov 2024 to 19 Dec 2024 (37 days) by Property Store, East Kilbride



**£100,000**

## 2 bedroom flat for sale

+ Add to report

Brougham Street, Greenock, PA16

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 19 May 2025 (55 days) by Kelly Residential, Newton Mearns

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom apartment

Redwood Court, Greenock

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 22 Apr 2025 (41 days) by RoJoe Properties, Greenock

+ Add to report



£1,200 pcm

## 2 bedroom apartment

Redwood Court, Greenock

NO LONGER ADVERTISED

Marketed from 10 Jul 2024 to 16 Jul 2024 (5 days) by RoJoe Properties, Greenock

+ Add to report



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PROPERTY ID: 223720172

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**