

LET PROPERTY PACK

INVESTMENT INFORMATION

Irving court, Clydebank,
G81

226908715

 www.letproperty.co.uk





Property Description

Our latest listing is in Irving court, Clydebank, G81

Get instant cash flow of **£700** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£897** which would provide the investor a Gross Yield of **12.7%** 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...



Irving court, Clydebank,
G81

226908715



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £897

Lounge



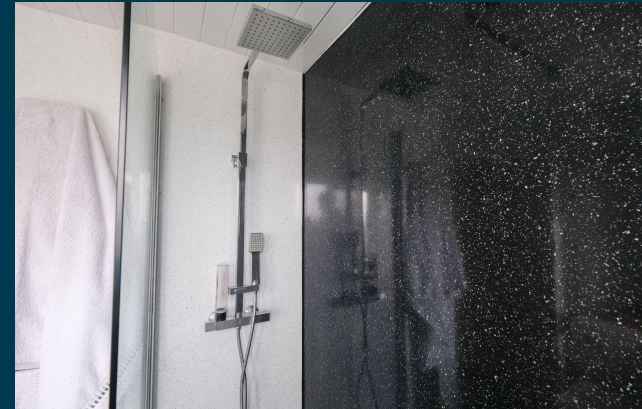
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
ADS @ 8%	£6,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£29,050.00

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 £700 per calendar month but the potential market rent is

£ 897

Returns Based on Rental Income	£700	£897
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£70.00	£89.70
Total Monthly Costs	£350.63	£370.33
Monthly Net Income	£349.38	£526.68
Annual Net Income	£4,192.50	£6,320.10
Net Return	14.43%	21.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,526.10**
Adjusted To

Net Return **15.58%**

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

Annual Net Income **£5,045.10**
Adjusted To

Net Return **17.37%**

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 £99,995.



£99,995

2 bedroom flat for sale

+ Add to

19 Heron Court, Hardgate, G81 6BB

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Aug 2020 to 23 Nov 2020 (83 days) by McHugh Estate Agents, Clydebank



£95,000

2 bedroom flat for sale

+ Add to re

Mallard Road, Hardgate, West Dunbartonshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2020 to 20 Feb 2021 (70 days) by Caledonia Bureau, Clydebank

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Elm Road, Parkhall

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2026 to 28 Apr 2026 (14 days) by Countrywide Residential Lettings, Hamilton

£950 pcm



2 bedroom apartment

+ Add to report

Planetree Road, Parkhall

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2026 to 4 Mar 2026 (40 days) by Countrywide Residential Lettings, Hamilton

£925 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**

 Standard Tenancy Agreement In Place: **YES**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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.



Irving court, Clydebank, G81

PROPERTY ID: 226908715

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