

LET PROPERTY PACK

INVESTMENT INFORMATION

Wemyss Bay Street,
Greenock, PA15

225406151

 www.letproperty.co.uk





Property Description

Our latest listing is in Wemyss Bay Street, Greenock, PA15

Get instant cash flow of **£410** per calendar month with a **12.3%** Gross Yield for investors.

This property has a potential to rent for **£545** which would provide the investor a Gross Yield of **16.4%** 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...



Wemyss Bay Street,
Greenock, PA15

225406151



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £18.77 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £410

Market Rent: £545

Lounge



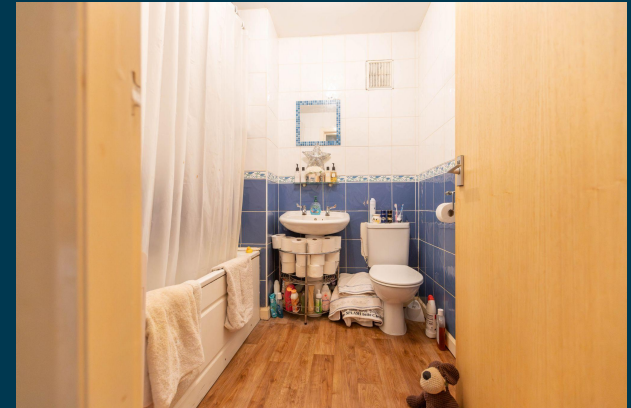
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 40,000.00

| | |
|-------------------------|----------------|
| ADS @ 8% | £3,200 |
| LBTT Charge | £0 |
| Legal Fees | £1,000 |
| Total Investment | £44,200 |

Projected Investment Return



The monthly rent of this property is currently set at £410 per calendar month but the potential market rent is

£ 545



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income | £410 | £545 |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £18.77 | |
| Ground Rent | Freehold | |
| Letting Fees | £41.00 | £54.50 |
| Total Monthly Costs | £74.77 | £88.27 |
| Monthly Net Income | £335.23 | £456.73 |
| Annual Net Income | £4,022.76 | £5,480.76 |
| Net Return | 9.10% | 12.40% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,391**
Adjusted To



Net Return **9.93%**



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 £53,000.

| | | |
|--|---|--------------|
|  <p>£53,000</p> | <p>1 bedroom flat for sale</p> <p>Kelly Street, Greenock, PA16</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 20 Jul 2022 to 26 Oct 2022 (98 days) by Slater Hogg & Howison, Greenock</p> | <p>+ Add</p> |
|  <p>£48,000</p> | <p>1 bedroom flat for sale</p> <p>Roxburgh Street, Greenock, Inverclyde, PA15</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 31 Jan 2026 by Slater Hogg & Howison, Greenock</p> | |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom flat

East Shaw Street, Greenock

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2026 to 24 Apr 2026 (14 days) by Neill Clerk, Greenock



£550 pcm

1 bedroom flat

Newton Street, Inverclyde, Greenock, PA16

CURRENTLY ADVERTISED

LET AGREED

Marketed from 22 Apr 2026 by Bowman Rebecchi, Gourock

Current Tenant Profile



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: **7 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.



www.letproperty.co.uk

Wemyss Bay Street, Greenock, PA15

PROPERTY ID: 225406151

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