

LET PROPERTY PACK

INVESTMENT INFORMATION

Steading Drive, Alexandria,
G83 9EB

224960035

 www.letproperty.co.uk





Property Description

Our latest listing is in Steading Drive, Alexandria, G83 9EB

Get instant cash flow of **£1,075** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** 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...



Steading Drive,
Alexandria, G83 9EB

224960035



Property Key Features

3 bedrooms

3 bathrooms

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,075

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 190,000.00

25% Deposit	£47,500.00
Stamp Duty ADS @ 8%	£15,200.00
LBTT Charge	£900
Legal Fees	£1,000.00
Total Investment	£64,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,075 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,075	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£107.50	£115.00
Total Monthly Costs	£716.25	£723.75
Monthly Net Income	£358.75	£426.25
Annual Net Income	£4,305.00	£5,115.00
Net Return	6.66%	7.92%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,815.00**
Adjusted To

Net Return **4.36%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **3.51%**

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 £195,000.



£195,000

3 bedroom terraced house for sale

+ Add to report

Napierston Place, Bonhill, West Dunbartonshire, G83

NO LONGER ADVERTISED

Marketed from 3 Nov 2025 to 23 Feb 2026 (111 days) by S B Property, Dumbarton



£190,000

3 bedroom terraced house for sale

+ Add to report

Oakburn Gardens, Jamestown

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2025 to 22 May 2025 (83 days) by David Muir & Co., Dumbarton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

+ Add to report

Oakburn Walk, Jamestown, Alexandria

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2023 to 2 Feb 2024 (86 days) by Eve Property, Glasgow



£1,000 pcm

3 bedroom terraced house

+ Add to report

LET 33 Bannachra Crescent, Tulliechewan, Alexandria, G83 0LA

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2024 to 16 Apr 2024 (96 days) by Property Bureau, Helensburgh

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.



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Steading Drive, Alexandria, G83 9EB

PROPERTY ID: 224960035

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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