

LET PROPERTY PACK

INVESTMENT INFORMATION

Brougham Street,
Greenock, PA16

223720172

 www.letproperty.co.uk





Property Description

Our latest listing is in Brougham Street, Greenock, PA16

Get instant cash flow of **£675** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.2%** 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 Lounge

Well-Equipped Kitchen

Factor Fees: £20.00 PM

Ground Rent: Freehold

Lease Length: Freehold

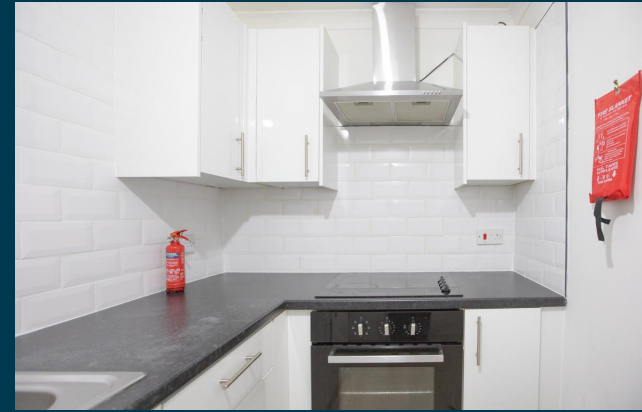
Current Rent: £675

Market Rent: £750

Lounge



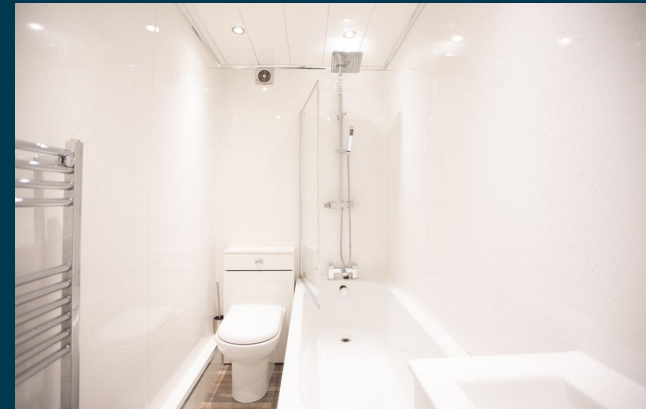
Kitchen



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	£27,500.00
ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 750



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	£750
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	£75.00
Total Monthly Costs	£446.25	£453.75
Monthly Net Income	£228.75	£296.25
Annual Net Income	£2,745.00	£3,555.00
Net Return	7.36%	9.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,055.00**
Adjusted To

Net Return **5.51%**

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

Annual Net Income **£1,905.00**
Adjusted To

Net Return **5.11%**

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

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.



www.letproperty.co.uk

Brougham Street, Greenock, PA16

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