

LET PROPERTY PACK

INVESTMENT INFORMATION

Birch Road, Clydebank, G81
3PD

194520312

 www.letproperty.co.uk





Property Description

Our latest listing is in Birch Road, Clydebank, G81 3PD

Get instant cash flow of **£450.00** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

As the property is located just outside the Clydebank Town Centre and has tenants that has kept fantastic care of the property, this will prove to be a brilliant opportunity for an investor to acquire a reliable and rewarding investment.

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



Birch Road, Clydebank,
G81 3PD

194520312



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £0.00

Current Rent: £450.00

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450.00	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£60.00
Total Monthly Costs	£310.00	£325.00
Monthly Net Income	£140.00	£275.00
Annual Net Income	£1,680.00	£3,300.00
Net Return	6.51%	12.79%

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 **£2,100.00**
Adjusted To

Net Return **8.14%**

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

Annual Net Income **£2,100.00**
Adjusted To

Net Return **8.14%**

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 £126,422.00.



2 bedroom flat for sale

Birch Road, Clydebank, West Dunbartonshire

NO LONGER ADVERTISED SOLD STC

Key features

Upper Cottage Flat | Well proportioned accommodation | **** HOME REPORT AVAILABLE BELOW - PLEASE CLICK ON 'READ MORE' & ...

Marketed from 2 Nov 2021 to 10 Feb 2022 (99 days) by Caledonia Bureau, Clydebank

Sold price history

23 Dec 2021	£126,422
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+ Add to report



2 bedroom flat for sale

Birch Road, Parkhall, Clydebank G81 3PD

NO LONGER ADVERTISED SOLD STC

Key features

Lower Cottage Flat | Two Double Bedrooms both with storage | **** HOME REPORT AVAILABLE BELOW - PLEASE CLICK ON 'READ MORE' & ...

Marketed from 2 Jul 2022 to 24 Nov 2022 (145 days) by Caledonia Bureau, Clydebank

Sold price history

30 Sep 2022	£110,000
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+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595.00 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

Duntocher Road, Parkhall

+ Add to report

NO LONGER ADVERTISED LET AGREED

One Double Bedroom | Upper Cottage Flat | Fully Fitted Kitchen | Freshly Carpeted Throughout | Ga...

SOLD PRICE HISTORY



£595 pcm

1 bedroom flat

maple drive clydebank 18, G81

+ Add to report

NO LONGER ADVERTISED LET AGREED






Washing Machine | Electric Oven | Gas Hob | Fridge | Freezer | Central Heating | Private Garden |...

SOLD PRICE HISTORY

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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

Birch Road, Clydebank, G81 3PD

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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