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LET PROPERTY PACK

INVESTMENT INFORMATION

Armadale Place, Greenock, PA15

207427560

(www.letproperty.co.uk





Property Description

Our latest listing is in Armadale Place, Greenock, PA15

Get instant cash flow of £350 per calendar month with a 9.3% Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **16.0%** if the rent was increased to market rate.

With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!

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

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Armadale Place, Greenock, PA15

207427560

1 BedroomFactor Fe1 BathroomGround ISpacious LoungeLease LeConvenient Storage AvailableCurrent I

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £350 Market Rent: £600







Kitchen





Bedrooms





Exterior









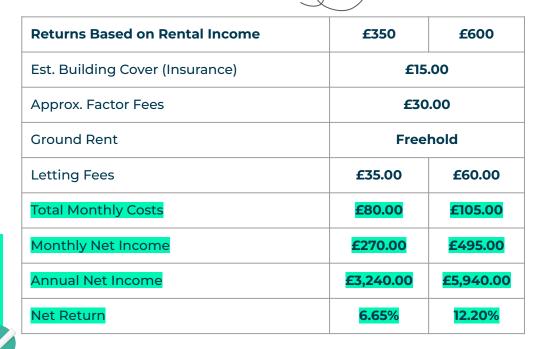
Outlay figures based on assumed cash purchase of £50,000.

	PROPERTY VALUATION £ 45,000
Stamp Duty ADS @ 6%	£2,700
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£48,700

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 £350 per calendar month but the potential market rent is



600

Return Stress Test Analysis Report





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

Annual Net Income **£4,740** Adjusted To

Net Return

9.73%

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 £55,000.



£55,000

e bedroom flat for sale	+ Add to report
NO LONGER ADVERTISED SOLD STC	
Preferred First Floor Position Large Bay Window Bed Flat D.,.	/ Lounge Security Entry System 2



£45,000

1	bedr	001	n fla	t for	sale	
A	rmad	lale	Place	e. Gr	eeno	ck

NO LONGER ADVERTISED SOLD STC

Key features

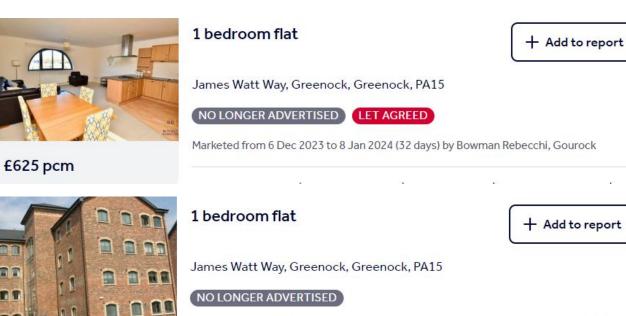
Beautiful traditional style property | Extremely well kept communal close and back garden | Superbly social kitchen/Diner | Integrated appliances ...

Markatari from 18 Eab 2021 to 19 May 2021 (90 days) by McArthur Scott, Gourock

+ Add to report

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at Let Property Management.



Marketed from 20 Oct 2023 to 24 Oct 2023 (3 days) by Bowman Rebecchi, Gourock

£625 pcm



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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years +





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Armadale Place, Greenock, PA15

PROPERTY ID: 12345678

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.

