

LET PROPERTY PACK

INVESTMENT INFORMATION

Poltalloch Street,
Lochgilphead, PA31 8LP

210267594

 www.letproperty.co.uk





Property Description

Our latest listing is in Poltalloch Street, Lochgilphead, PA31 8LP

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Lochgilphead, it will make for a reliable long term investment for an investor.

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



Poltalloch Street,
Lochgilphhead, PA31 8LP

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Property Key Features

3 Bedroom

1 Bathroom

Spacious Room

Rare Spacious Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: Vacant

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 6%	£8,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£45,950.00

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.



Returns Based on Rental Income	£1,150
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£115.00
Total Monthly Costs	£583.13
Monthly Net Income	£566.88
Annual Net Income	£6,802.50
Net Return	14.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,502.50**
Adjusted To

Net Return **9.80%**

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


Annual Net Income **£4,627.50**
Adjusted To

Net Return **10.07%**

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 £160,000.



3 bedroom terraced house for sale [+ Add to report](#)

2 Old School House, St Clair Road, Ardrishaig, Argyll

NO LONGER ADVERTISED


Marketed from 23 Jun 2023 to 8 Dec 2023 (168 days) by Argyll Estate Agents, Lochgilphead

Home report virtually all 1's | Traditional stone building | Well presented | Double glazing | Of...

£160,000

[Sold price history:](#) [View](#)

[Floor plan:](#) [View](#)



3 bedroom terraced house for sale [+ Add to report](#)

20b, Poltalloch Street, Lochgilphead, Argyll

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jun 2022 to 2 Feb 2023 (225 days) by Argyll Estate Agents, Lochgilphead

Home report all 1's | Stunning loch views | Off road parking | Double glazing | EPC rating C | Sh...

£150,000


[Sold price history:](#) [View](#)

[Floor plan:](#) [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.




3 bedroom terraced house [+ Add to report](#)


Simson Avenue, West Kilbride, KA23


CURRENTLY ADVERTISED

Marketed from 16 Aug 2024 by Arrowhead Estate Agents, Cumbernauld

Arrowhead Estate Agents | 3 Double Bedrooms | Gated Driveway to the Rear | Double Glazing | Install...

 Sold price history: [View](#)

 Floor plan: [View](#)



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

Extended Three Bedroom Terraced House | Family Shower Room and downstairs WC | New Extended Dinin...

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

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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.



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