

LET PROPERTY PACK

INVESTMENT INFORMATION

Barr's Brae Port Glasgow,
PA14

174889786

 www.letproperty.co.uk





Property Description

Our latest listing is in Barr's Brae Port Glasgow, PA14

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

A space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Barr's Brae Port Glasgow,
PA14

174889786



Property Key Features

4 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,000

Lounge



Kitchen



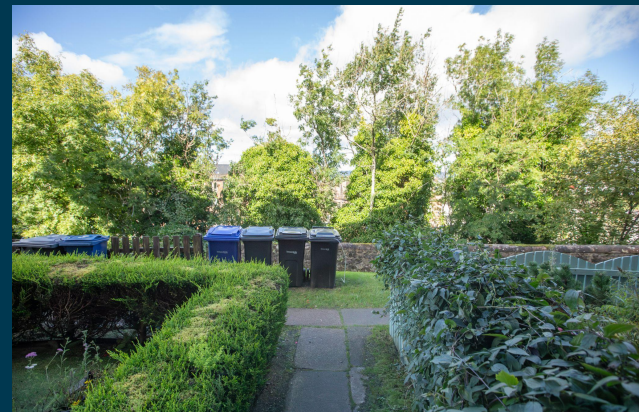
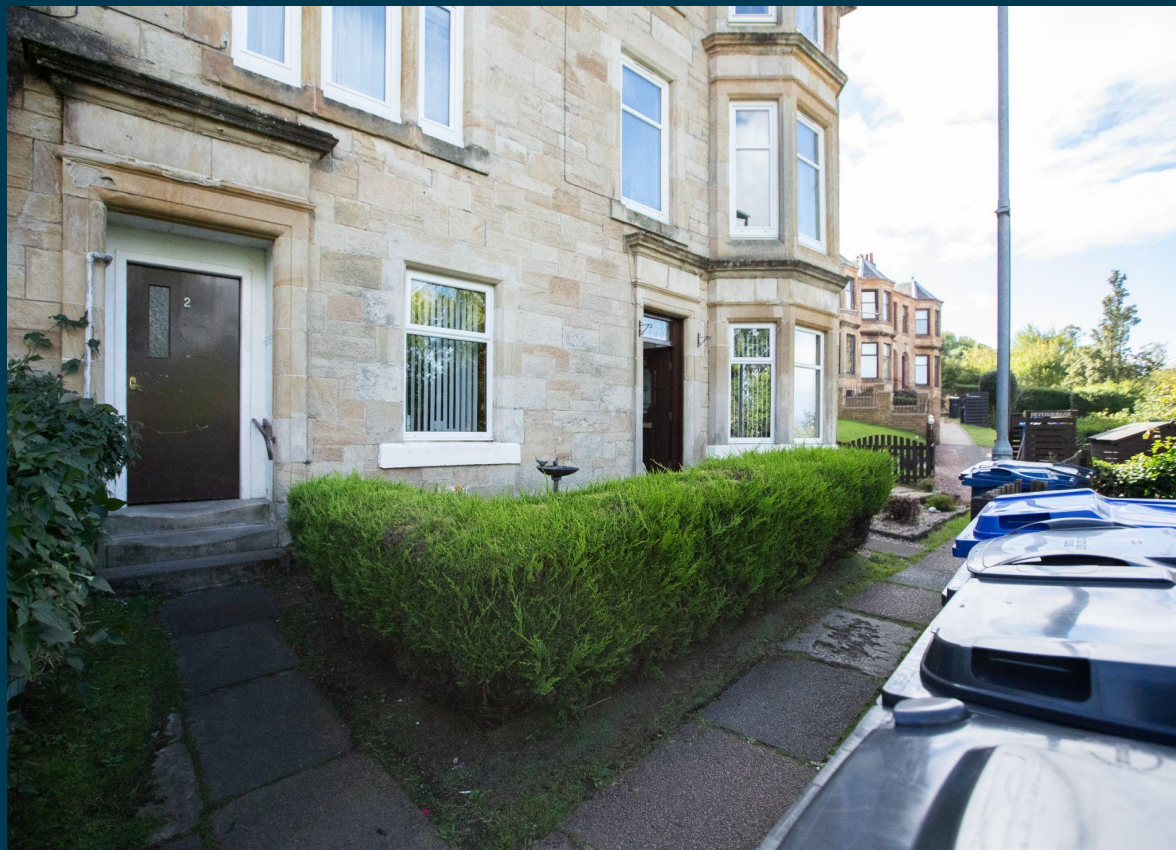
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

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	£1,000
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£427.50
Monthly Net Income	£572.50
Annual Net Income	£6,870.00
Net Return	21.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,870.00**
Adjusted To

Net Return **15.22%**

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


Annual Net Income **£5,370.00**
Adjusted To

Net Return **16.78%**

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 £145,000.



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


Crunes Way, Greenock, Inverclyde, PA15

NO LONGER ADVERTISED **SOLD STC**


Marketed from 2 Feb 2023 to 24 Apr 2023 (81 days) by Slater Hogg & Howison, Greenock

A charming modern mid terrace villa offering an impressive layout of well-presented and stylish a...

£145,000



[View floor plan](#)



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


Orchard Crescent, Port Glasgow

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Jul 2021 to 22 Dec 2021 (155 days) by McArthur Scott, Gourock

Sought after Kingston Dock area | Modern touches throughout | Bright and open layout | Integrated...

£145,000



[View floor plan](#)

Sold price history:		View
21/02/2023	£168,000	
01/11/2021	£145,000	
13/10/2017	£130,000	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Gourock Ropeworks, Port Glasgow

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Dec 2023 to 22 Dec 2023 (13 days) by Penny Lane Homes Ltd, Paisley

2 Bedrooms | Allocated Parking | Close to Town Centre | Double Glazing | Gas Central Heating | Im...



£900 pcm

3 bedroom end of terrace house

+ Add to report

Lithgow Way Port Glasgow

NO LONGER ADVERTISED

Marketed from 15 Sep 2023 to 19 Sep 2023 (4 days) by Neill Clerk, Greenock

END TERRACED VILLA | GAS CENTRAL HEATING | DOUBLE GLAZING | ENCLOSED REAR GARDEN
| GARAGE | ALLOC...

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



Barr's Brae Port Glasgow, PA14

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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