

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Smollett Street,  
Alexandria, G83 0DS

211386428

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Smollett Street, Alexandria, G83 0DS

Get instant cash flow of **£495** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£568** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Smollett Street,  
Alexandria, G83 0DS

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £495**

**Market Rent: £568**

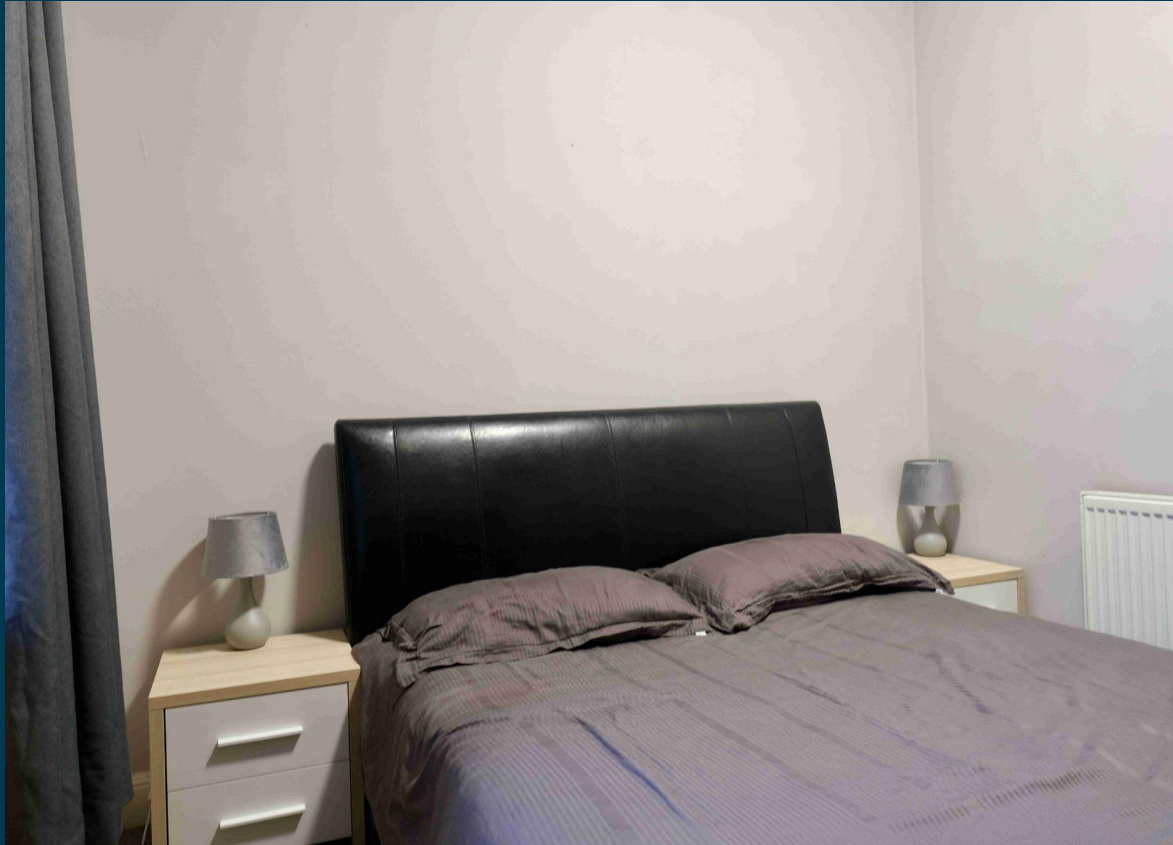
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £80,000.00 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
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

# Projected Investment Return

The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 568



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	£495	£568
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£49.50	£56.80
<b>Total Monthly Costs</b>	<b>£314.50</b>	<b>£321.80</b>
<b>Monthly Net Income</b>	<b>£180.50</b>	<b>£246.20</b>
<b>Annual Net Income</b>	<b>£2,166.00</b>	<b>£2,954.40</b>
<b>Net Return</b>	<b>8.40%</b>	<b>11.45%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,818.40**  
Adjusted To

Net Return                      **7.05%**

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

Annual Net Income      **£1,754.40**  
Adjusted To

Net Return                      **6.80%**

# 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 £105,000.



£105,000

## 3 bedroom flat for sale

+ Add to report

Smollett Street, Alexandria

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 16 Sep 2024 by David Muir & Co., Dumbarton

Well presented 3 bed upper flat over 2 levels | Reception hall, lounge & kitchen | Dining room / ...



£99,000

## 2 bedroom flat for sale

+ Add to report

Smollett Street, Alexandria

NO LONGER ADVERTISED UNDER OFFER

Marketed from 21 Apr 2022 to 14 Oct 2022 (175 days) by The Murray Agency, Alexandria

AN OUTSTANDING TRADITIONAL FIRST AND SECOND FLOOR FLAT ADJACENT TO CHRISTIE PARK | A PRIME YET CO...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

## 1 bedroom flat

+ Add to report

Charles Terrace, Balloch, WDC, G83 8LD

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 19 Sep 2024 (42 days) by Clyde Property, Helensburgh



£590 pcm

## 1 bedroom apartment

+ Add to report

Achray Avenue, Alexandria

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2024 to 18 Jun 2024 (33 days) by Eve Property, Glasgow

# 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**

 Current term of tenancy: **3 years +**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Smollett Street, Alexandria, G83 ODS

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.



**LETPROPERTY**