

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brougham Street,  
Greenock, PA16

223720172

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





## Property Description

Our latest listing is in Brougham Street, Greenock, PA16

This property has a potential to rent for **£570** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Brougham Street,  
Greenock, PA16

223720172



## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £570

# Lounge



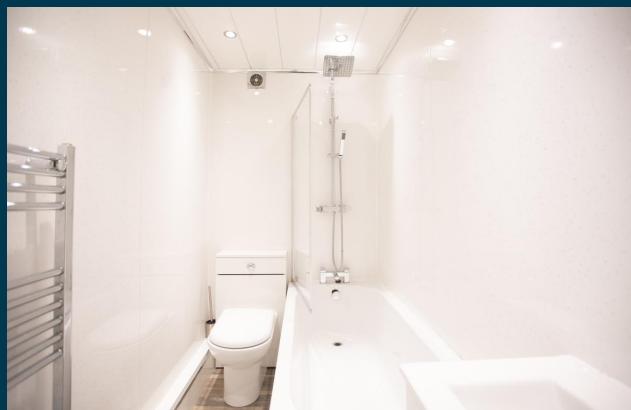
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£37,300.00</b>

# Projected Investment Return



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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	£570
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£57.00
<b>Total Monthly Costs</b>	<b>£415.75</b>
<b>Monthly Net Income</b>	<b>£154.25</b>
<b>Annual Net Income</b>	<b>£1,851.00</b>
<b>Net Return</b>	<b>4.96%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£711.00**  
Adjusted To

Net Return **1.91%**

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

Annual Net Income **£201.00**  
Adjusted To

Net Return **0.54%**

# 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 £115,000.



£115,000

## 2 bedroom flat for sale

[+ Add to report](#)

Brougham Street, Greenock, Inverclyde, PA16

NO LONGER ADVERTISED

Marketed from 11 Nov 2024 to 19 Dec 2024 (37 days) by Property Store, East Kilbride



£100,000

## 2 bedroom flat for sale

[+ Add to report](#)

Brougham Street, Greenock, PA16

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 19 May 2025 (55 days) by Kelly Residential, Newton Mearns

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

**2 bedroom apartment**

Redwood Court, Greenock

**+ Add to report**

**NO LONGER ADVERTISED**

Marketed from 11 Mar 2025 to 22 Apr 2025 (41 days) by Rojoe Properties, Greenock



£1,200 pcm

**2 bedroom apartment**

Redwood Court, Greenock

**+ Add to report**

**NO LONGER ADVERTISED**

Marketed from 10 Jul 2024 to 16 Jul 2024 (5 days) by RoJoe Properties, Greenock

# 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.



Brougham Street, Greenock, PA16

PROPERTY ID: 223720172

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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