

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Napierston Road,  
Alexandria, G83

224363589

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





## Property Description

Our latest listing is in Napierston Road, Alexandria, G83

Get instant cash flow of **£565** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.0%** 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...**



Napierston Road,  
Alexandria, G83

224363589



## Property Key Features

**3 bedroom**

**1 bathroom**

**Well Maintained Property**

**Prime Location**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £565**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 8%	£8,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,650.00

# 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.



The monthly rent of this property is currently set at £565 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£565	£700
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£56.50	£70.00
<b>Total Monthly Costs</b>	<b>£399.63</b>	<b>£413.13</b>
<b>Monthly Net Income</b>	<b>£165.38</b>	<b>£286.88</b>
<b>Annual Net Income</b>	<b>£1,984.50</b>	<b>£3,442.50</b>
<b>Net Return</b>	<b>5.57%</b>	<b>9.66%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,042.50**  
Adjusted To

Net Return                      **5.73%**

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

Annual Net Income      **£1,867.50**  
Adjusted To

Net Return                      **5.24%**

# 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 £94,500.



£94,500

## 3 bedroom flat for sale

Woodside Crescent, Alexandria

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Feb 2025 to 23 Jul 2025 (169 days) by David Muir & Co., Dumbarton

+ Add to r



£90,000

## 3 bedroom ground floor flat for sale

Woodside Crescent, ALEXANDRIA

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2025 to 3 Oct 2025 (44 days) by Allen & Harris, Dumbarton

+ Add to req

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 3 bedroom semi-detached house

Oakburn Walk, Jamestown, Alexandria

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2023 to 2 Feb 2024 (86 days) by Eve Property, Glasgow

+ Add to report



£1,150 pcm

## 3 bedroom terraced house

The Elms, First Avenue, Alexandria, WDC, G83 9BA

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2023 to 14 Dec 2023 (47 days) by Clyde Property, Helensburgh

+ Add to report

# 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: **5 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)

Napierston Road, Alexandria, G83

PROPERTY ID: 224363589

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**