

LET PROPERTY PACK

INVESTMENT INFORMATION

4 Levanne Place, Gourock,
PA19

224400025

 www.letproperty.co.uk





Property Description

Our latest listing is in 4 Levanne Place, Gourock, PA19

Get instant cash flow of **£570** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£651** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



4 Levanne Place,
Gourock, PA19

224400025



Property Key Features

2 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £570

Market Rent: £651

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

Projected Investment Return



The monthly rent of this property is currently set at £570 per calendar month but the potential market rent is

£ 651



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	£651
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£57.00	£65.10
Total Monthly Costs	£478.25	£486.35
Monthly Net Income	£91.75	£164.65
Annual Net Income	£1,101.00	£1,975.80
Net Return	2.51%	4.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£673.80**
Adjusted To

Net Return **1.53%**

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

Annual Net Income **£25.80**
Adjusted To

Net Return **0.06%**

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 £135,000.



£135,000

2 bedroom flat for sale

+ Add

Levanne Place, Gourrock, Inverclyde, PA19

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Sep 2020 to 26 Feb 2021 (174 days) by Slater Hogg & Howison, Greenock



£128,000

2 bedroom flat for sale

Levanne Place, Gourrock, Renfrewshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Aug 2020 to 10 Mar 2021 (195 days) by Neill Clerk, Greenock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

+ Add to reps

Albert Road, Gourrock

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 to 19 Feb 2026 (22 days) by Slater Hogg & Howison Lettings, Greenock



£850 pcm

2 bedroom flat

Binnie Street, Gourrock

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2025 to 22 Jan 2026 (69 days) by Kilglen, 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: **Yes**
-  Current term of tenancy: **2 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.



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4 Levanne Place, Gourrock, PA19

PROPERTY ID: 224400025

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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