

LET PROPERTY PACK

INVESTMENT INFORMATION

Ardenconnel House, Rhu,
Helensburgh, G84

201074283

 www.letproperty.co.uk





Property Description

Our latest listing is in Ardenconnel House, Rhu, Helensburgh, G84

Get instant cash flow of **£700** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£766** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a tenant currently situated, 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...



Ardenconnel House, Rhu,
Helensburgh, G84

201074283



Property Key Features

2 Bedrooms

2 Bathrooms

Modern Kitchen and Bathroom

Spacious Lounge

Factor Fees: £0.00

Current Rent: £700

Market Rent: £766

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 766

Returns Based on Rental Income	£700	£766
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£70.00	£76.60
Total Monthly Costs	£428.75	£435.35
Monthly Net Income	£271.25	£330.65
Annual Net Income	£3,255.00	£3,967.80
Net Return	9.27%	11.30%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,435.80**
Adjusted To

Net Return **6.94%**

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

Annual Net Income **£2,317.80**
Adjusted To

Net Return **6.60%**

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 £155,000.



£155,000

2 bedroom terraced house for sale

Ardenconnel Mews, Rhu, Argyll and Bute, G84 8LS

+ Add to report

NO LONGER ADVERTISED

Characterful terraced mews cottage | Delightful courtyard development in quiet wooded setting | W...

Marketed from 9 Oct 2022 to 30 Nov 2022 (51 days) by Clyde Property, Helensburgh



£120,000

2 bedroom flat for sale

Inchgower Grove, Rhu, Helensburgh

+ Add to report

NO LONGER ADVERTISED

Top Floor Modern Flat | Large Lounge & Breakfasting Kitchen | Two Double Bedrooms with Mirror Wa...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom flat

Cumberland Road, Rhu, Argyll & Bute, G84 8RX

+ Add to report

NO LONGER ADVERTISED

Two double bedrooms | Private garden | Spacious flat | Stone villa

Marketed from 13 Jan 2023 to 2 Feb 2023 (19 days) by Clyde Property, Helensburgh



£695 pcm

2 bedroom semi-detached house

Church Road, Kirkpark Cottages, Rhu, Argyll & Bute, G84 8RW

+ Add to report

NO LONGER ADVERTISED

LET AGREED






UNFURNISHED/ £695 PCM. Enjoying a peaceful setting in the heart of the picturesque conservation v...

Marketed from 20 Mar 2018 to 14 May 2018 (54 days) by Clyde Property, Helensburgh

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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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G84

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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