

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street Kilbirnie, KA25
7AA

187024104

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street Kilbirnie, KA25 7AA

Get instant cash flow of **£595** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** 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...



LET PROPERTY



Main Street Kilbirnie,
KA25 7AA

187024104



Property Key Features

2 Bedrooms

1 Bathroom

Modern Fittings

Large Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £595

Market Rent: £600

Lounge



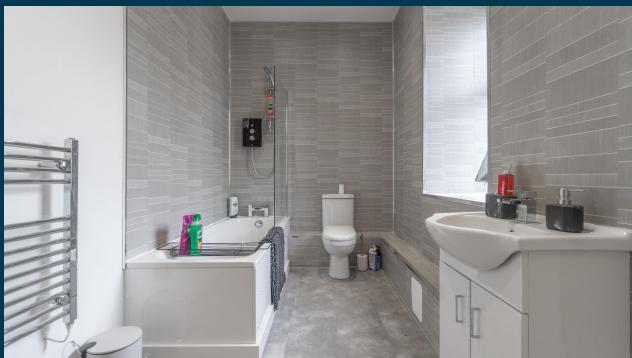
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

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.



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£595	£600
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent		Freehold
Letting Fees	£59.50	£60.00
Total Monthly Costs	£293.25	£293.75
Monthly Net Income	£301.75	£306.25
Annual Net Income	£3,621.00	£3,675.00
Net Return	15.02%	15.25%

Return Stress Test Analysis Report



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

Annual Net Income	£2,475.00
Adjusted To	
Net Return	10.27%

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

Annual Net Income	£2,625.00
Adjusted To	
Net Return	10.89%

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 £90,000.



2 bedroom terraced house for sale

[+ Add to report](#)

Dennyholm Wynd, Kilbirnie, North Ayrshire, KA25

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Feb 2024 to 28 May 2024 (93 days) by Slater Hogg & Howison, Largs

£90,000

2 Bedrooms | Entrance Hall | Lounge | Kitchen | Conservatory | Shower Room



2 bedroom terraced house for sale

[+ Add to report](#)

12 Dennyholm Wynd, Kilbirnie

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Oct 2023 to 17 Jan 2024 (84 days) by The Property Boom Ltd, Glasgow

£89,995

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

Milton Road, Kilbirnie, KA25

NO LONGER ADVERTISED

Marketed from 20 Jun 2024 to 5 Jul 2024 (15 days) by OpenRent, London

£750 pcm

No Agent Fees | Property Reference Number: 1802114



2 bedroom terraced house

[+ Add to report](#)

Place View, Kilbirnie, North Ayrshire, KA25

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Dec 2023 to 6 Feb 2024 (39 days) by Lomond, Prestwick

£675 pcm

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.



www.letproperty.co.uk

Main Street Kilbirnie, KA25 7AA

PROPERTY ID: 187024104

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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