

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street Ayr, KA8 8BU

192676989

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street Ayr, KA8 8BU

Get instant cash flow of **£370** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£441** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Main Street Ayr, KA8 8BU

192676989



Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

**Perfect Location for Working
Professional**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £370

Market Rent: £441

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	£3,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£54,000

Projected Investment Return



The monthly rent of this property is currently set at £370 per calendar month but the potential market rent is

£ 441

Returns Based on Rental Income	£370	£441
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£37.00	£44.10
Total Monthly Costs	£82.00	£89.10
Monthly Net Income	£288.00	£351.90
Annual Net Income	£3,456.00	£4,222.80
Net Return	6.40%	7.82%

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 **£3,341**
Adjusted To

Net Return **6.19%**



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 £75,000.



2 bedroom ground floor flat for sale

30 Seaforth Road, Ayr

NO LONGER ADVERTISED SOLD STC

Key features

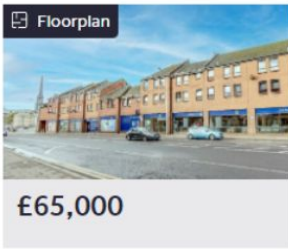
CLOSING 20/05 @ NOON A truly spacious lower cottage flat with front and rear garden grounds, situated in a prime, central location, close to ...

Marketed from 12 May 2021 to 12 Jul 2021 (61 days) by Corum, Ayr

Sold price history

8 Jul 2021 £95,050

+ Add to report



2 bedroom flat for sale

Main Street, Ayr, South Ayrshire, KA8

NO LONGER ADVERTISED UNDER OFFER

Key features

Upper Flat | Two Bedrooms | Parking | Central Location

Marketed from 5 Oct 2022 to 16 Jan 2023 (102 days) by Lomond, Prestwick

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £630 based on the analysis carried out by our letting team at **Let Property Management**.



£630 pcm

1 bedroom apartment

4B North Harbour Street

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available Now | One bedroom | Fully furnished | Ground floor | Modern kitchen | Great local ameni...

SOLD PRICE HISTORY

14 Aug 2023

£74,000

Marketed from 7 May 2024 to 20 May 2024 (13 days) by Slater Hogg & Howison Lettings, Glasgow



£625 pcm

1 bedroom flat

North Harbour Street, Ayr, South Ayrshire, KA8

+ Add to report

NO LONGER ADVERTISED

Well presented one bedroom apartment located five minutes from Ayr beach..

Marketed from 26 Feb 2024 to 22 Mar 2024 (24 days) by Lomond, Prestwick

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

Main Street Ayr, KA8 8BU

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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