

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street, Kilwinning,  
KA13 6AQ

194068939

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





## Property Description

Our latest listing is in Main Street, Kilwinning, KA13 6AQ

This property has a potential to rent for **£400** which would provide the investor a Gross Yield of **13.7%** if the rent was increased to market rate.

**With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!**

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



Main Street, Kilwinning,  
KA13 6AQ

194068939



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Shower Room**

**Factor Fees: £0.00**

**Market Rent: £400**

# Lounge





# Kitchen



# Bedrooms





# Exterior





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

## PROPERTY VALUATION

£ 35,000

Stamp Duty ADS @ 6%	<b>£2,100</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£38,100</b>



# 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.



Returns Based on Rental Income	£400
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	£0.00
Letting Fees	£40.00
<b>Total Monthly Costs</b>	<b>£85.00</b>
<b>Monthly Net Income</b>	<b>£315.00</b>
<b>Annual Net Income</b>	<b>£3,780.00</b>
<b>Net Return</b>	<b>9.92%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,980**  
Adjusted To

Net Return                      **7.82%**



# 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 £63,000.



## 3 bedroom duplex for sale

Main Street, Kilwinning, North Ayrshire, KA13

NO LONGER ADVERTISED UNDER OFFER

### Key features

Town Centre Location | Three Bedrooms | Duplex Apartment | Parking To The Rear | Dining Kitchen | Spacious Lounge | Private Entry | Close To Train ...

Marketed from 14 Mar 2023 to 10 May 2023 (56 days) by Lomond, Irvine

### Sold price history

28 Dec 2005	£68,000
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+ Add to report



## 2 bedroom flat for sale

70A Main Street, Kilwinning, KA13 6AQ

NO LONGER ADVERTISED

### Key features

A tastefully decorated two bedroom flat - With local amenities on its doorstep

Marketed from 16 Aug 2016 to 14 Jan 2020 (1245 days) by McEwan Fraser Legal, Edinburgh

### Sold price history

6 Oct 2015	£60,000
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+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £549 based on the analysis carried out by our letting team at **Let Property Management**.



£549 pcm

## 2 bedroom flat

Fergushill Road, Kilwinning, KA13

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1814192

Marketed from 28 Aug 2023 to 8 Sep 2023 (10 days) by OpenRent, London



£475 pcm

## 2 bedroom flat

Church Street, Kilwinning, Ayrshire, KA13

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Bed Top Floor Flat | Gas Central Heating | Double Glazing | Ample Storage | Off Street Parking ...






SOLD PRICE HISTORY



# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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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Main Street, Kilwinning, KA13 6AQ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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