

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Stewarton,
Kilmarnock, KA3 5DX

204116036

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Stewarton, Kilmarnock, KA3 5DX

Get instant cash flow of **£360** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.3%** 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...



High Street, Stewarton,
Kilmarnock, KA3 5DX

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Three Piece Bathroom

Factor Fees: £0.00

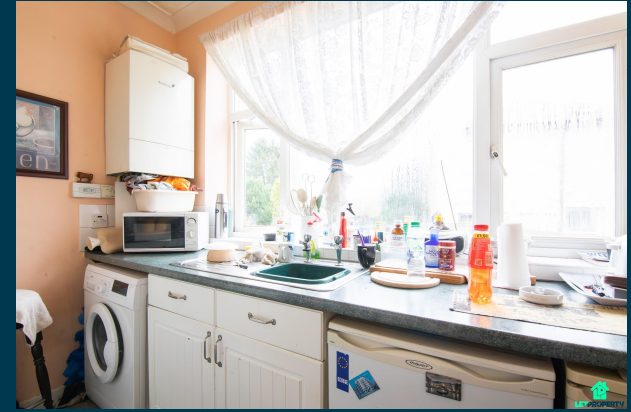
Current Rent: £360

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 6%	£2,700
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£48,700

Projected Investment Return



The monthly rent of this property is currently set at £360 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£360	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£0.00	
Letting Fees	£36.00	£50.00
Total Monthly Costs	£81.00	£95.00
Monthly Net Income	£279.00	£405.00
Annual Net Income	£3,348.00	£4,860.00
Net Return	6.87%	9.98%

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 **£3,860**
Adjusted To

Net Return **7.93%**



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 £87,500.



£87,500



Floorplan

2 bedroom flat for sale

High Street, Stewarton

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Stewart residential are delighted to offer the market a two bed recently refurbished maisonette, ...

Marketed from 2 Mar 2023 to 30 Jun 2023 (119 days) by Stewart Residential, Kilmarnock



£77,500



Floorplan

2 bedroom flat for sale

High Street, Stewarton

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Stewart residential are delighted to offer the market a two bed maisonette, located on the high s...

Marketed from 4 Nov 2022 to 20 Jan 2023 (76 days) by Stewart Residential, Kilmarnock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £495 based on the analysis carried out by our letting team at **Let Property Management**.



£495 pcm

1 bedroom ground floor flat

Kirkford, KA3

+ Add to report

NO LONGER ADVERTISED LET AGREED

1-Bedroom Ground Floor Flat | Reg: 221421/190/27141 | EPC Band D | Council Tax Band A | On street...

Marketed from 10 Apr 2017 to 10 Oct 2023 (2374 days) by JC Roxburgh Properties Ltd., Troon



£485 pcm

1 bedroom ground floor flat

Dunlop Street, Stewarton

+ Add to report

NO LONGER ADVERTISED

Unfurnished Ground Floor Flat | Close to shops and public transport links | GCH | Shared garden ...

Marketed from 18 Mar 2023 to 23 Feb 2024 (341 days) by The Property Box, Ayr

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

High Street, Stewarton, Kilmarnock, KA3
5DX

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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