

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street, Newmilns,  
KA16

209742187

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





## Property Description

Our latest listing is in Main Street, Newmilns, KA16

This property has a potential to rent for **£488** which would provide the investor a Gross Yield of **14.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Main Street, Newmilns,  
KA16

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: Vacant**

**Market Rent: £488**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 6%	<b>£2,400</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£43,400</b>



# Projected Investment Return



The monthly potential market rent for this property is

£ 488

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	£488
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	freehold
Letting Fees	£48.80
<b>Total Monthly Costs</b>	<b>£93.80</b>
<b>Monthly Net Income</b>	<b>£394.20</b>
<b>Annual Net Income</b>	<b>£4,730.40</b>
<b>Net Return</b>	<b>10.90%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,754**  
Adjusted To

Net Return                      **8.65%**



# 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 £55,000.



£55,000

## 2 bedroom terraced house for sale

+ Add to report

Kilnholm Street, Newmilns, KA16

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Jan 2024 to 26 Mar 2024 (54 days) by Greig Residential, Galston



£55,000

## 2 bedroom end of terrace house for sale

+ Add to report

Brown Street, Newmilns, KA16

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Apr 2023 to 10 Oct 2023 (166 days) by Greig Residential, Galston

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

## 2 bedroom flat

+ Add to report

65 Main St Newmilns East Ayrshire KA16 9DA

CURRENTLY ADVERTISED

Marketed from 15 Aug 2024 by 24.7 Property Scotland, Kilmarnock



£550 pcm

## 2 bedroom flat

+ Add to report

West Church Street, Newmilns

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Sep 2023 to 30 Oct 2023 (55 days) by Slater Hogg & Howison Lettings, Kilmarnock

# 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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**  
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, Newmilns, KA16

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.



**LETPROPERTY**