

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Holmhead, Kilbirnie, KA25

210711098

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





## Property Description

Our latest listing is in Holmhead, Kilbirnie, KA25

Get instant cash flow of **£450** per calendar month with a **15.4%** Gross Yield for investors.

**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...**



Holmhead, Kilbirnie, KA25

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Good Condition**

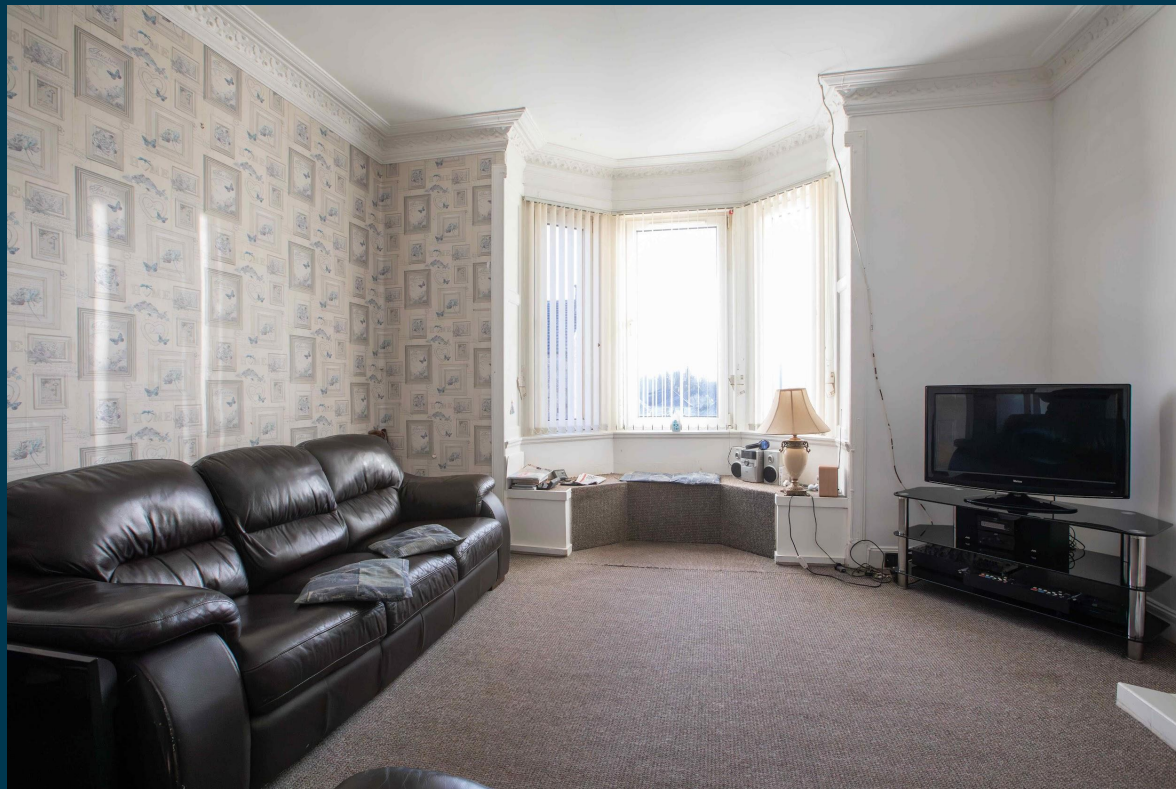
**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

# Lounge



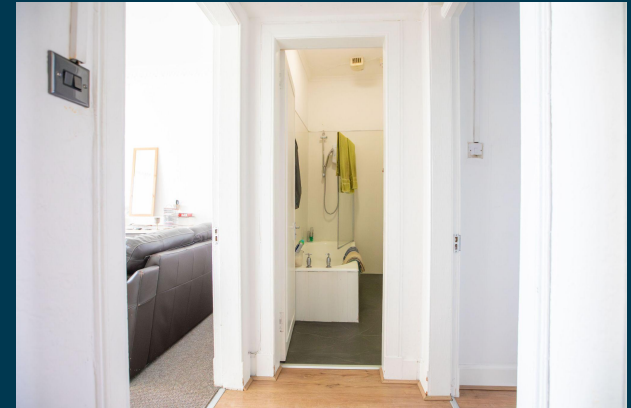
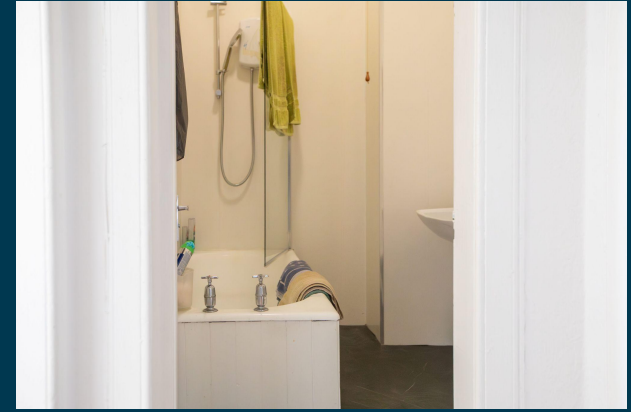
# Kitchen



# Bedrooms



# Bathroom



# 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



The monthly rent of this property is currently set at £450 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£450</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£30.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£45.00</b>
<b>Total Monthly Costs</b>	<b>£90.00</b>
<b>Monthly Net Income</b>	<b>£360.00</b>
<b>Annual Net Income</b>	<b>£4,320.00</b>
<b>Net Return</b>	<b>11.34%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£540**  
Adjusted To

Net Return                      **-1.42%**



# 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 £110,000.



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**£110,000**

## 1 bedroom flat for sale

Holmhead, Kilbirnie, Ayrshire, KA25

NO LONGER ADVERTISED

Marketed from 11 Apr 2023 to 10 Jul 2023 (89 days) by MacKenzie Way, Ayrshire

+ Add to report



**£42,000**

## 1 bedroom flat for sale

Holmhead, Kilbirnie, KA25

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Aug 2024 to 18 Sep 2024 (26 days) by Slater Hogg & Howison, Largs

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £475 based on the analysis carried out by our letting team at **Let Property Management**.



£475 pcm

**1 bedroom flat**

Holmhead, Kilbirnie, Ayrshire, KA25

**NO LONGER ADVERTISED**

Marketed from 17 Aug 2016 to 29 Jul 2023 (2536 days) by Lind Letting, Bridge of Weir

+ Add to report



£400 pcm

**1 bedroom flat**

Holmhead, Kilbirnie, KA25

**NO LONGER ADVERTISED**






Marketed from 6 Aug 2024 to 1 Nov 2024 (87 days) by Lox Property Limited, Prestwick

+ Add to report

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

Holmhead, Kilbirnie, KA25

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**