

LET PROPERTY PACK

INVESTMENT INFORMATION

Kerr Avenue, Saltcoats,
KA21

223240690

 www.letproperty.co.uk





Property Description

Our latest listing is in Kerr Avenue, Saltcoats, KA21

Get instant cash flow of **£800** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



LET PROPERTY



Kerr Avenue, Saltcoats,
KA21

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Property Key Features

4 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



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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.



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£800	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		FREEHOLD
Letting Fees	£80.00	£90.00
Total Monthly Costs	£407.50	£417.50
Monthly Net Income	£392.50	£482.50
Annual Net Income	£4,710.00	£5,790.00
Net Return	13.85%	17.03%

Return Stress Test Analysis Report



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

Annual Net Income	£3,990.00
Adjusted To	
Net Return	11.74%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income	£4,290.00
Adjusted To	
Net Return	12.62%

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 £120,000.



4 bedroom terraced house for sale

Canal Street, Saltcoats, KA21

NO LONGER ADVERTISED

Marketed from 25 Feb 2022 to 25 Feb 2022 by Purplebricks, covering Kilmarnock

£120,000



4 bedroom semi-detached house for sale



Mayfield Road, Saltcoats, North Ayrshire, KA21

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Aug 2021 to 12 Oct 2021 (63 days) by Slater Hogg & Howison, Largs

£110,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom semi-detached house

Maybole Crescent, Newton Mearns, East Renfrewshire, G77

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Nov 2025 to 17 Nov 2025 (13 days) by Gardiner Waters, Glasgow



4 bedroom semi-detached house

+ Add

Allerton Terrace, East Kilbride, Glasgow, G75 8RP

NO LONGER ADVERTISED

Marketed from 10 Oct 2025 to 4 Dec 2025 (55 days) by Clyde Property, Clarkston - Lettings

£1,950 pcm

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: **10 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.



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PROPERTY ID: 223240690



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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