

LET PROPERTY PACK

INVESTMENT INFORMATION

Parterre, Irvine, KA12

224194254

 www.letproperty.co.uk





Property Description

Our latest listing is in Parterre, Irvine, KA12

Get instant cash flow of **£450** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Parterre, Irvine, KA12

224194254



Property Key Features

3 bedroom

2 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

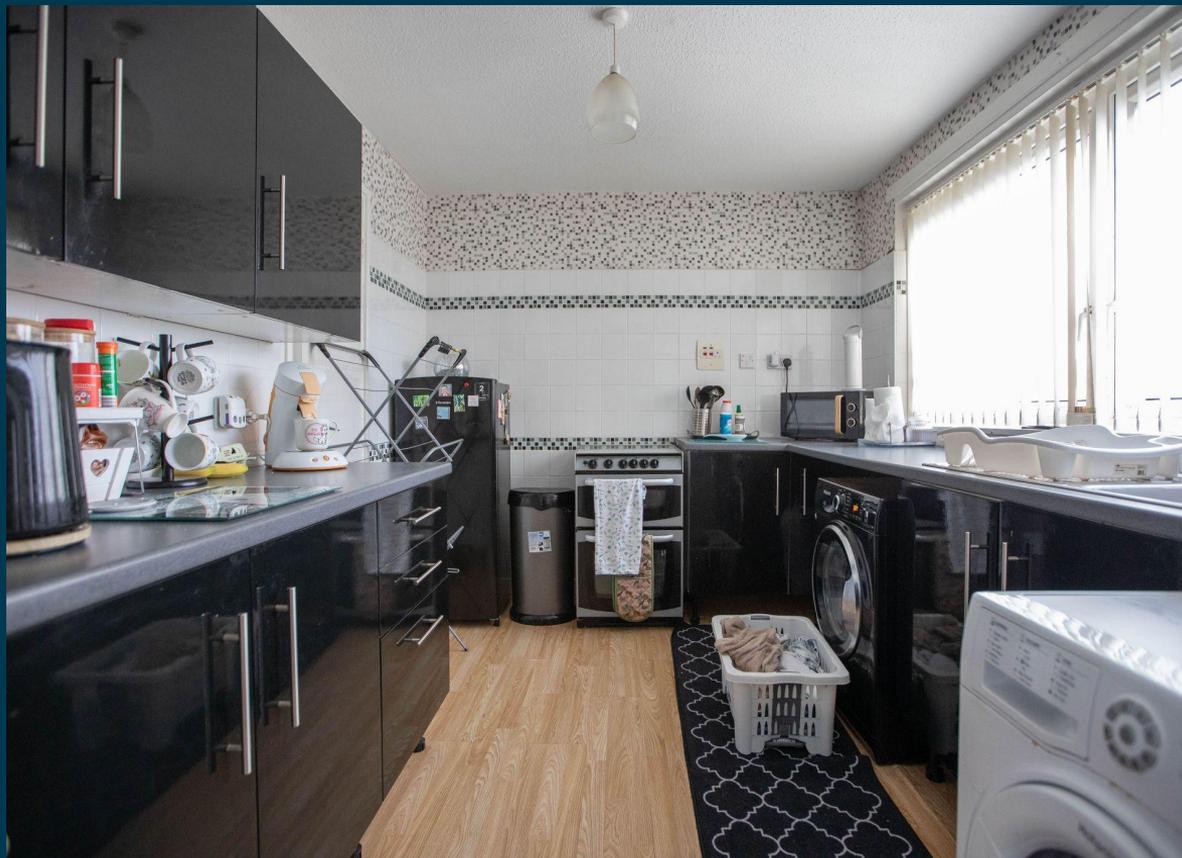
Current Rent: £450

Market Rent: £500

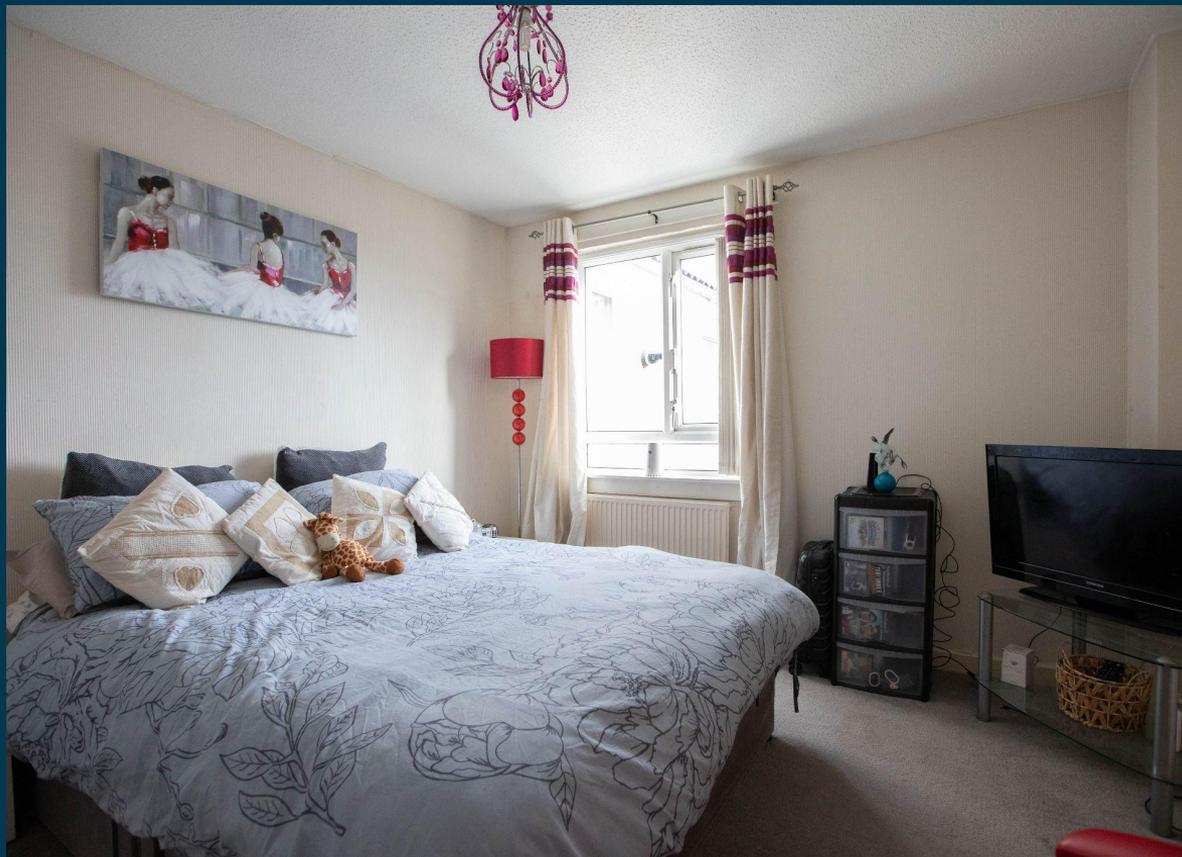
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8%	£4,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 500



Returns Based on Rental Income	£450	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£50.00
Total Monthly Costs	£60.00	£65.00
Monthly Net Income	£390.00	£435.00
Annual Net Income	£4,680.00	£5,220.00
Net Return	8.51%	9.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **7.67%**

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 £60,000.



£60,000

3 bedroom maisonette for sale

+ Add to report

1c Parterre, Irvine, KA12 0DA

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 Mar 2025 to 14 May 2025 (48 days) by Welcome Homes Ayrshire, Stevenston



£55,000

3 bedroom maisonette for sale

+ Add to report

Parterre, Irvine, KA12

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jul 2025 to 20 Nov 2025 (114 days) by Lomond, Irvine

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom ground floor flat

+ Add to report

Ladyford Avenue, Kilwinning, Ayrshire, KA13

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Oct 2023 to 7 Dec 2023 (63 days) by MacKenzie Way, Ayrshire



£650 pcm

3 bedroom flat

+ Add to report

Caldon Road, Irvine

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 to 18 Sep 2025 (14 days) by Hovepark Lettings, Saltcoats

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 years+**
-  Payment history: **On time for length of tenancy**

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.



Parterre, Irvine, KA12

PROPERTY ID: 224194254

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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