

# LET PROPERTY PACK

## INVESTMENT INFORMATION

School Vennel, Maybole,  
KA19 7DQ

224416339

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





## Property Description

Our latest listing is in School Vennel, Maybole, KA19 7DQ

Get instant cash flow of **£450** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£609** which would provide the investor a Gross Yield of **13.3%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



School Vennel, Maybole,  
KA19 7DQ

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## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £609

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



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

## PROPERTY VALUATION

£ 55,000

Stamp Duty ADS @ 8%	<b>£4,400</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£60,400</b>

# 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

£ 609



Returns Based on Rental Income	£450	£609
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£60.90
<b>Total Monthly Costs</b>	<b>£60.00</b>	<b>£75.90</b>
<b>Monthly Net Income</b>	<b>£390.00</b>	<b>£533.10</b>
<b>Annual Net Income</b>	<b>£4,680.00</b>	<b>£6,397.20</b>
<b>Net Return</b>	<b>7.75%</b>	<b>10.59%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,179**  
Adjusted To

Net Return                      **8.57%**

# 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 apartment for sale

+ Add to report

Wellington Street, Maybole

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Feb 2025 to 16 May 2025 (93 days) by Stonefield Estate Agents, Ayr



£54,750

## 2 bedroom flat for sale

+ Add to report

Flat 1, 46 Cassillis Road, Maybole, Ayrshire, KA19 7HF

CURRENTLY ADVERTISED

Marketed from 6 Mar 2026 by Thomas Murray Property, Girvan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** [+ Add to report](#)

High Street, Maybole, Ayrshire, KA19

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 16 May 2024 to 22 Jul 2025 (431 days) by Limegreen Estate Agents, Prestwick

**£550 pcm**



**2 bedroom flat** [+ Add to report](#)

Cassillis Terrace, Maybole, Ayrshire, KA19

**NO LONGER ADVERTISED**

Marketed from 2 Sep 2025 to 15 Sep 2025 (13 days) by GSPC, Glasgow

**£495 pcm**

# 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: **5+ 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.



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School Vennel, Maybole, KA19 7DQ

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.



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