

# LET PROPERTY PACK

## INVESTMENT INFORMATION

New Road, Ayr, KA8

224671391

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





## Property Description

Our latest listing is in New Road, Ayr, KA8

This property has a potential to rent for **£827** which would provide the investor a Gross Yield of **12.4%** 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...



New Road, Ayr, KA8

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Well Maintained Property**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £827**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£27,400.00</b>

# Projected Investment Return



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>£827</b>
Mortgage Payments on £60,000.00 @ 5%	<b>£250.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£82.70</b>
<b>Total Monthly Costs</b>	<b>£347.70</b>
<b>Monthly Net Income</b>	<b>£479.30</b>
<b>Annual Net Income</b>	<b>£5,751.60</b>
<b>Net Return</b>	<b>20.99%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,097.60**  
Adjusted To

Net Return                      **14.95%**

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

Annual Net Income      **£4,551.60**  
Adjusted To

Net Return                      **16.61%**

# 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.



£110,000

## 2 bedroom flat for sale

+ Add to report

Prestwick Road, Ayr

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Aug 2020 to 1 Apr 2021 (217 days) by Stonefield Estate Agents, Ayr



£95,000

## 2 bedroom flat for sale

+ Add to

Peebles Street, Ayr, KA8 8DS

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2025 to 7 Aug 2025 (55 days) by Belmont Property, Ayr

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 2 bedroom apartment

+ Add to report

Prestwick Road, Ayr, Ayrshire, KA8

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2025 to 3 Dec 2025 (63 days) by Limegreen Estate Agents, Prestwick



£795 pcm

## 2 bedroom apartment

+ Add to report

Peebles Street, Ayr

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jul 2025 to 8 Aug 2025 (10 days) by Martin & Co, Ayr

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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New Road, Ayr, KA8

PROPERTY ID: 224671391

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**