

LET PROPERTY PACK

INVESTMENT INFORMATION

Sorn Road, Auchinleck,
East Ayrshire KA18 2HP

199525217

 www.letproperty.co.uk





Property Description

Our latest listing is in Sorn Road, Auchinleck, East Ayrshire KA18 2HP

Get instant cash flow of **£391** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£500** 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...



Sorn Road, Auchinleck,
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Property Key Features

2 Bedrooms

1 Bathroom

Garden Grounds

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £391

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 6%	£2,700
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£48,700

Projected Investment Return



The monthly rent of this property is currently set at £391 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£391	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£39.10	£50.00
Total Monthly Costs	£84.10	£95.00
Monthly Net Income	£306.90	£405.00
Annual Net Income	£3,682.80	£4,860.00
Net Return	7.56%	9.98%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,860**
Adjusted To

Net Return **7.93%**



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 £80,000.



£80,000



Floorplan

2 bedroom semi-detached bungalow for sale

Sorn Road, Auchinleck, Cumnock

+ Add to report

NO LONGER ADVERTISED SOLD STC

Extended Semi-Detached Bungalow | Two Bedrooms | On-Street Parking | Spacious Lounge | Recently F...

SOLD PRICE HISTORY

24 May 2023	£79,500
29 Dec 2014	£63,500



£53,500

2 bedroom bungalow for sale

Sorn Road, KA18

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Situated within a popular residential area this End Terraced Bungalow offers on the level accommo...

SOLD PRICE HISTORY

23 Feb 2021	£55,500
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Marketed from 19 Oct 2020 to 8 Feb 2021 (111 days) by DW Shaw, Cumnock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

Townhead, Catrine, East Ayrshire, KA5

+ Add to report

CURRENTLY ADVERTISED LET AGREED

Double glazing | Shower | Washing machine | Dishwasher

Marketed from 16 Feb 2024 by Rentlease, Prestwick



£750 pcm

2 bedroom flat

Townhead, Catrine, East Ayrshire, KA5

+ Add to report

NO LONGER ADVERTISED






large maintained garden area | Private Parking | Fully fitted kitchen | Double glazing | Shower |...

Marketed from 1 Sep 2023 to 23 Oct 2023 (51 days) by Rentlease, Prestwick

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**
-  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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Sorn Road, Auchinleck, East Ayrshire KA18
2HP

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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