

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Sorn Road, Auchinleck, East Ayrshire KA18 2HP

199525217











### **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, East Ayrshire KA18 2HP



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**









## **Initial Outlay**





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

#### **PROPERTY VALUATION**



Stamp Duty ADS @ 6% **£2,700** 

LBTT Charge £0

Legal Fees £1,000

Total Investment £48,700

### **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.

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



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	<b>7.56</b> %	9.98%

## Return Stress Test Analysis Report





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

Annual Net Income £3,860

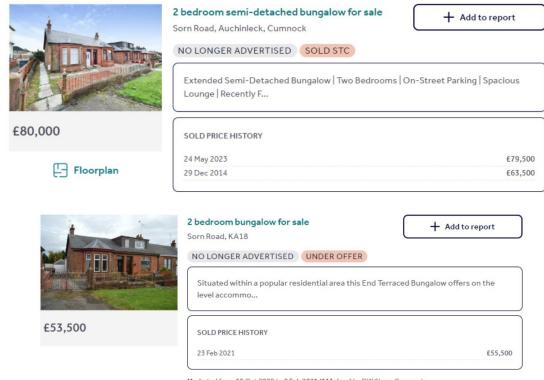
Adjusted To

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.



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.



#### 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 Rentolease, Prestwick



Townhead, Catrine, East Ayrshire, KA5

+ Add to report

#### NO LONGER ADVERTISED

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

£750 pcm

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



Current term of tenancy: 5 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Sorn Road, Auchinleck, East Ayrshire KA18 2HP

PROPERTY ID: 12345678

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.

