

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridge Lane, Catrine,
Mauchline, KA5 6RR

196131884

 www.letproperty.co.uk





Property Description

Our latest listing is in Bridge Lane, Catrine, Mauchline, KA5 6RR

Get instant cash flow of **£350** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

With tenants that are looking to remain situated for the foreseeable future and a great potential rental income, this would be a great addition to an investors portfolio.

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



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Mauchline, KA5 6RR

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: £0.00

Current Rent: £350

Market Rent: £450

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6% **£3,000**

Legal Fees **£1,000**

Total Investment **£54,000**

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 450

Returns Based on Rental Income	£350	£450
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Letting Fees	£35.00	£45.00
Total Monthly Costs	£80.00	£90.00
Monthly Net Income	£270.00	£360.00
Annual Net Income	£3,240.00	£4,320.00
Net Return	6.00%	8.00%

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 **£3,420**
Adjusted To


Net Return **6.33%**

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 £90,000.

 Floorplan



£80,000

2 bedroom terraced house for sale

+ Add to report

Bridge Lane, Catrine, Mauchline

NO LONGER ADVERTISED


SOLD STC


Traditional Mid-Terraced Villa | Two Bedrooms | Dining Kitchen | Low Maintenance Garden | Spaciou...

SOLD PRICE HISTORY

12 Jul 2022

£90,000

 Floorplan



£45,000

2 bedroom ground floor flat for sale

+ Add to report

Bridge Lane, Catrine, Mauchline

NO LONGER ADVERTISED

SOLD STC

Ground floor position | Local Amenities | Semi rural location | 2 bedrooms | Freshly decorated |...

SOLD PRICE HISTORY

1 Sep 2022

£47,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £475 based on the analysis carried out by our letting team at **Let Property Management**.



£475 pcm

2 bedroom flat

Newton Terrace, Catrine, Mauchline, KA5

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1323752

Marketed from 11 Mar 2022 to 11 Apr 2022 (31 days) by OpenRent, London



£450 pcm

2 bedroom flat

Newton Terrace, Catrine, Mauchline, KA5

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1393779

Marketed from 19 May 2022 to 16 Jun 2022 (28 days) by OpenRent, London

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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.



www.letproperty.co.uk

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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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