

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkpatrick Street, Girvan,
KA26 0AD

195089991

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkpatrick Street, Girvan, KA26 0AD

Get instant cash flow of **£350** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£400** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

With a location that allows for easy access to various local amenities, a long term tenant currently situated and great rental returns, this could be a rewarding long term addition to an investor portfolio.

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



Kirkpatrick Street, Girvan,
KA26 0AD

195089991



Property Key Features

1 Bedroom

1 Bathroom

Two Piece Suite

Garden Grounds

Factor Fees: £0.00

Current Rent: £350

Market Rent: £400

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 6% **£2,700**

Legal Fees **£1,000**

Total Investment **£48,700**

Projected Investment Return



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

£ 400

Returns Based on Rental Income	£350	£400
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£35.00	£40.00
Total Monthly Costs	£50.00	£55.00
Monthly Net Income	£300.00	£345.00
Annual Net Income	£3,600.00	£4,140.00
Net Return	7.39%	8.50%

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 **£3,340**
Adjusted To

Net Return **6.86%**



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 £145,000.



3 bedroom terraced house for sale

15 Kirkpatrick Street, Girvan, Ayrshire, KA26

NO LONGER ADVERTISED

Key features

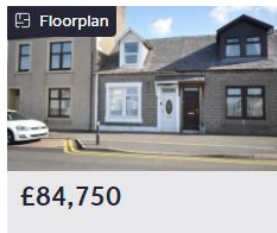
3 bedroom terrace house | Attractively presented, located approx. 180 yards from the beach | Built circa early 1900s | Bathroom and Shower ...

Marketed from 17 Jan 2023 to 12 Jun 2023 (145 days) by Thomas Murray Property, Girvan

Sold price history

11 May 2023	£145,000
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+ Add to report



2 bedroom house for sale

5 Kirkpatrick Street, Girvan, Ayrshire, KA26

NO LONGER ADVERTISED

Key features

Mid terrace house | 2 bedrooms | In a good location, close to the sea front, shops, parks and schools | Garden to rear with foot access from ...

Marketed from 22 Mar 2022 to 6 Jul 2022 (106 days) by Thomas Murray Property, Girvan

Sold price history

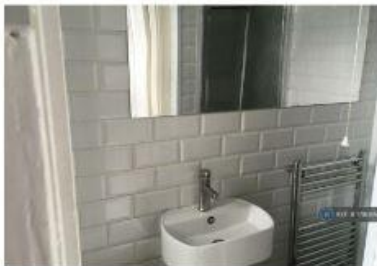
25 May 2022	£87,000
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+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £400 based on the analysis carried out by our letting team at **Let Property Management**.



£400 pcm

1 bedroom flat

Ailsa Buildings, Girvan, KA26

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1780859

Marketed from 1 Aug 2023 to 18 Aug 2023 (17 days) by OpenRent, London



£400 pcm

1 bedroom flat

39 A Cluny Court, Girvan, KA26 9AD

+ Add to report

NO LONGER ADVERTISED LET AGREED






Large Living Room | Kitchen | Bathroom | Mezzanine Double Bedroom | Central Location | Double Gla...

Marketed from 15 Oct 2021 to 16 Oct 2021 by Bruach Property, Girvan

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: **0-2 years**
-  Standard Short Assured 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.



www.letproperty.co.uk

Kirkpatrick Street, Girvan, KA26 0AD

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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