

LET PROPERTY PACK

INVESTMENT INFORMATION

Churchill Tower South
Harbour Street Ayr, KA7 1JT

198519280

 www.letproperty.co.uk





Property Description

Our latest listing is in Churchill Tower South Harbour Street Ayr, KA7 1JT

Get instant cash flow of **£450** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Churchill Tower South
Harbour Street Ayr, KA7
1JT

198519280



Property Key Features

2 Bedroom

1 Bathroom

Great Condition

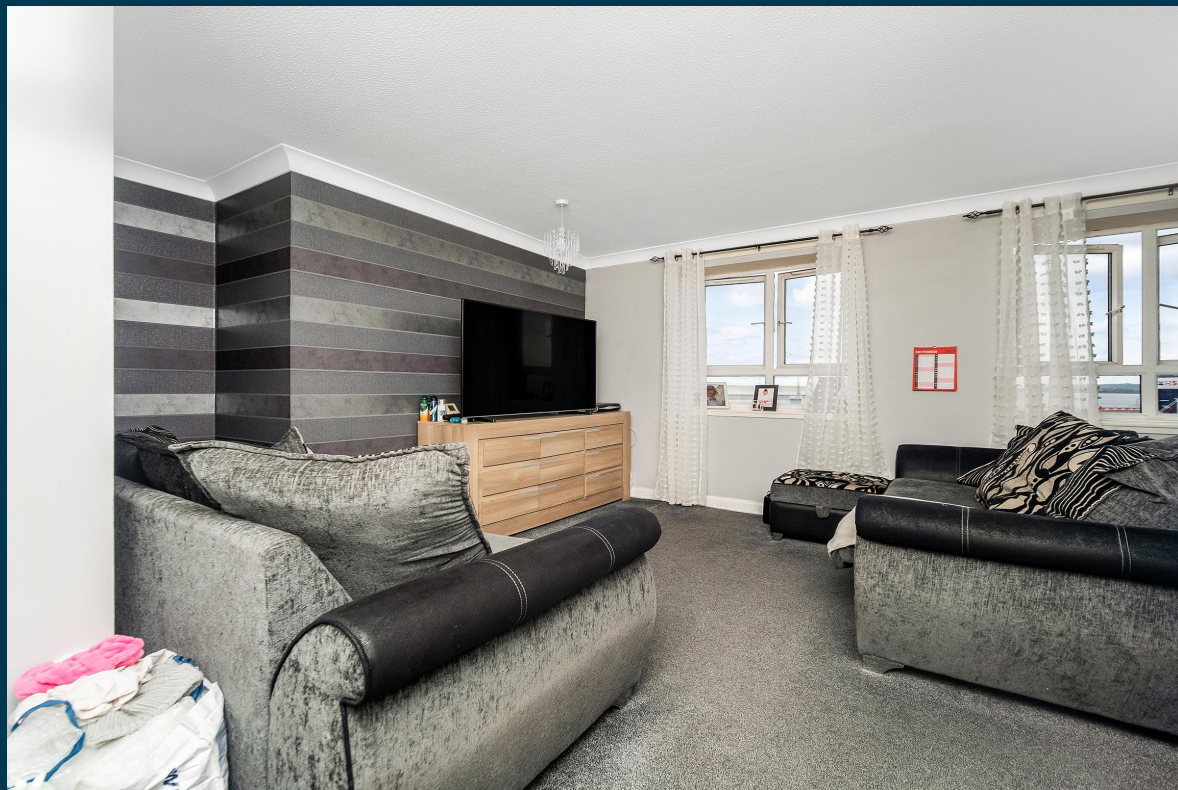
Bright Lounge

Factor Fees: £80

Current Rent: £450

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 750



Returns Based on Rental Income	£450	£750
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Letting Fees	£45.00	£75.00
Total Monthly Costs	£499.38	£529.38
Monthly Net Income	-£49.38	£220.63
Annual Net Income	-£592.50	£2,647.50
Net Return	-1.62%	7.22%

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 **£1,147.50**
Adjusted To

Net Return **3.13%**

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

Annual Net Income **£922.50**
Adjusted To

Net Return **2.52%**

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 £145,000.00.



£145,000



Floorplan

3 bedroom flat for sale

Churchill Tower, South Harbour Street, Ayr

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Number 44 is a modern and stylish three bedroom second floor executive apartment enjoying wonderf...

SOLD PRICE HISTORY

19 May 2023	£156,777
15 Jun 2020	£131,500
13 Dec 2016	£117,000



£129,950



Floorplan

3 bedroom flat for sale

11 Churchill Tower, South Harbour Street, Ayr, KA7 1JT

+ Add to report

NO LONGER ADVERTISED SOLD STC

Spacious Lounge | Modern Fitted Kitchen | Three Bedrooms | Modern Bathroom | Gas Central Heating ...

SOLD PRICE HISTORY

22 Dec 2017	£129,750
1 Jul 2008	£129,995

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900.00 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

The Granary, Ayr, KA8

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1872354

Marketed from 22 Oct 2023 by OpenRent, London



£900 pcm

2 bedroom apartment

2f Glenford Place, Ayr, KA7 1LB

+ Add to report

NO LONGER ADVERTISED LET AGREED






Balcony View of Ayr Seafront | Luxurious Apartment | Designer Fixtures & Fittings | Video Entr...

Marketed from 19 Feb 2011 to 9 Mar 2023 (4401 days) by Letts Agree, Kilmarnock

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: **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.



www.letproperty.co.uk

Churchill Tower South Harbour Street Ayr,
KA7 1JT

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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