LET PROPERTY PACK

INVESTMENT INFORMATION

Bonnyton Road
Kilmarnock, KA1

192740159

www.letproperty.co.uk

Property Description

Our latest listing is in Bonnyton Road Kilmarnock, KA1

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 **£550** which would provide the investor a Gross Yield of **13.2%** 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...

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Property Key Features

1 Bedroom	Factor Fees: £0.00
1 Bathroom	Ground Rent: N/A
Double glazed window	Lease Length: N/A
Rear Garden	Current Rent: £350
	Market Rent: £550

Bonnyton Road
Kilmarnock, KA1

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Lounge

Kitchen

Bedrooms

Exterior

Initial **Outlay**

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 6%	**£3,000**
LBTT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£54,000**

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

Projected Investment Return

The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is **£ 550**

Returns Based on Rental Income	£350	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£35.00	£55.00
Total Monthly Costs	£80.00	£100.00
Monthly Net Income	£270.00	£450.00
Annual Net Income	£3,240.00	£5,400.00
Net Return	6.00%	10.00%

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 Adjusted To	**£4,300**
Net Return	**7.96%**

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 £50,000.

Floorplan

£49,500

1 bedroom flat for sale

Bonnyton Road, Bonnyton, KA1

NO LONGER ADVERTISED   SOLD STC

+ Add to report

Ground floor flat | One Bedroom | Spacious lounge | Private garden and communal area | Easy walki...

SOLD PRICE HISTORY

26 Apr 2023   £50,000

Floorplan

£45,000

1 bedroom flat for sale

Bonnyton Road, Kilmarnock, Ayrshire, KA1

NO LONGER ADVERTISED   SOLD STC

+ Add to report

Popular location | Beautifully presented | Gas central heating | Double glazing | Viewing recomme...

Marketed from 15 Oct 2020 to 10 Jun 2021 (237 days) by Barnetts Solicitors Estate Agents, Kilmarnock

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

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1 bedroom flat share

Warwickhill Road, Kilmarnock, KA1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Room Only (Shared Flat) | Students Can Enquire | Bills Included | Property Refere...

Marketed from 7 Aug 2023 to 8 Aug 2023 by OpenRent, London

£1,000 pcm

1 bedroom flat

The Herald Building, Albion Street, G1

+ Add to report

CURRENTLY ADVERTISED

One bedroom apartment | Third floor | Lift access | Secure entry | Furnished | Double glazing | E...

Marketed from 26 Mar 2024 by Countrywide Residential Lettings, Glasgow

£950 pcm

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: **0 - 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.

Interested in this **property investment?**

Make an offer or **book a viewing**

Call us on **0141 478 0985**

www.letproperty.co.uk

Bonnyton Road Kilmarnock, KA1

PROPERTY ID: 12345678

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