

# LET PROPERTY PACK

## INVESTMENT INFORMATION

West Donington Street,  
Darvel, KA1

205527234

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in West Donington Street, Darvel, KA1

Get instant cash flow of **£550** per calendar month with a **3.8%** Gross Yield for investors.

This property has a potential to rent for **£1,175** which would provide the investor a Gross Yield of **8.1%** 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...



West Donington Street,  
Darvel, KA1

205527234



## Property Key Features

**3 bedrooms**

**2 bathrooms**

**Rear Garden Space**

**Driveway**

**Factor Fees: £0.00**

**Current Rent: £550**

**Market Rent: £1,175**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 175,000.00

25% Deposit	£43,750.00
Stamp Duty ADS @ 6%	£10,500.00
LBTT Charge	£600
Legal Fees	£1,000.00
Total Investment	£55,850.00

# Projected Investment Return



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

£ 1,175

Returns Based on Rental Income	£550	£1,175
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Free Hold	
Letting Fees	£55.00	£117.50
<b>Total Monthly Costs</b>	<b>£616.88</b>	<b>£679.38</b>
<b>Monthly Net Income</b>	<b>-£66.88</b>	<b>£495.63</b>
<b>Annual Net Income</b>	<b>-£802.50</b>	<b>£5,947.50</b>
<b>Net Return</b>	<b>-1.44%</b>	<b>10.65%</b>

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      **£3,597.50**  
Adjusted To

Net Return                      **6.44%**

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

Annual Net Income      **£3,322.50**  
Adjusted To

Net Return                      **5.95%**

# 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 £235,000.



£235,000

## 6 bedroom detached house for sale

West Donnington Street, Darvel, KA17

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Fantastic 5 Bed Detached Home | 2 Public Rooms | Modern fitted Kitchen with utility area | EV cha...

SOLD PRICE HISTORY



£215,000

## 4 bedroom detached bungalow for sale

Morton Park Drive, Darvel

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Number 2 is a truly exceptional four bedroom detached bungalow with driveway, garage and south fa...

SOLD PRICE HISTORY

17 Apr 2023

£260,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 4 bedroom detached bungalow

6 Greenbank Road, Darvel, KA17 0NN

+ Add to report

NO LONGER ADVERTISED LET AGREED

Lounge | Dining Room | Four Double Bedrooms | Dining Kitchen | Utility Room | En suite | Garage |...

Marketed from 25 Oct 2022 to 5 Dec 2022 (40 days) by Donald Ross Residential Lettings, Ayr



£875 pcm

## 4 bedroom detached house

1 Clark Court, Darvel, KA17 0AL

+ Add to report

NO LONGER ADVERTISED LET AGREED

Four Bedrooms | Spacious Lounge | Dining Room | Conservatory | Master En-Suite






SOLD PRICE HISTORY



# 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: **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](http://www.letproperty.co.uk)

West Donington Street, Darvel, KA1

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.



**LETPROPERTY**