

LET PROPERTY PACK

INVESTMENT INFORMATION

Glebe Road Kilmarnock, KA1

208567222

 www.letproperty.co.uk





Property Description

Our latest listing is in Glebe Road Kilmarnock

Get instant cash flow of **£310** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£472** which would provide the investor a Gross Yield of **14.2%** 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...



Glebe Road Kilmarnock

208567222



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £310

Market Rent: £472

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 6%	£2,400
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£43,400

Projected Investment Return



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.



The monthly rent of this property is currently set at £310 per calendar month but the potential market rent is

£ 472



Returns Based on Rental Income	£310	£472
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£30.00
Ground Rent		£0.00
Letting Fees	£31.00	£47.20
Total Monthly Costs	£76.00	£92.20
Monthly Net Income	£234.00	£379.80
Annual Net Income	£2,808.00	£4,557.60
Net Return	6.47%	10.50%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,614**
Adjusted To

Net Return **8.33%**

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 £65,000.



£65,000



Floorplan

1 bedroom flat for sale

St Andrews St, Kilmarnock KA1 3EW

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Converted Precinct | Town Centre Location | Private Parking | Double glazing and gas central heating

Marketed from 8 Dec 2023 to 8 Dec 2023 by 24.7 Property Scotland, Kilmarnock



£65,000

2 bedroom flat for sale

Arbuckle Street, Kilmarnock, KA1

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Greig Residential are delighted to present to the market this newly decorated upper flat located ...

Marketed from 20 Jul 2023 to 10 Oct 2023 (82 days) by Greig Residential, Galston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £472 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

2 bedroom flat

12 A New Mill Road, Kilmarnock, KA1 4AD

+ Add to report

NO LONGER ADVERTISED LET AGREED

Spacious Lounge | Two Double Bedrooms | Modern Fitted Kitchen | Modern Fitted Shower Room | Maste...

SOLD PRICE HISTORY

25 Aug 2020	£73,500
15 Jan 2009	£92,000

Marketed from 1 Sep 2020 to 27 Sep 2021 (391 days) by 24.7 Property Scotland, Kilmarnock



£500 pcm

2 bedroom flat

Mackinlay Place, Kilmarnock, Ayrshire, KA1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Elevated position | 2 bedrooms | Bright accommodation | Modern fitted kitchen | Spacious bathroom

SOLD PRICE HISTORY






13 Mar 2023	£77,000
6 Sep 2019	£67,000
21 Aug 2007	£97,000

Marketed from 11 Sep 2019 to 10 Oct 2022 (1124 days) by Move2 Lettings & Sales Ltd, Saltcoats

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: **3 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.



Glebe Road Kilmarnock, KA1

PROPERTY ID: 12345678

Interested in this
property investment?

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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