

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Knoxville Road, Kilbirnie,  
KA25

184581299

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





## Property Description

Our latest listing is in Knoxville Road, Kilbirnie, KA25

Get instant cash flow of **£400** per calendar month with a **19.2%** Gross Yield for investors.

This property has a potential to rent for **£420** which would provide the investor a Gross Yield of **20.2%** 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...



Knoxville Road, Kilbirnie,  
KA25

184581299



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: freehold

Ground Rent: TBC

Lease Length: freehold

Current Rent: £400

Market Rent: £420

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## PROPERTY VALUATION

£ 25,000

Stamp Duty ADS @ 6%	<b>£1,500</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£27,500</b>



# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 420



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.



Returns Based on Rental Income	£400	£420
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£40.00	£42.00
<b>Total Monthly Costs</b>	<b>£85.00</b>	<b>£87.00</b>
<b>Monthly Net Income</b>	<b>£315.00</b>	<b>£333.00</b>
<b>Annual Net Income</b>	<b>£3,780.00</b>	<b>£3,996.00</b>
<b>Net Return</b>	<b>13.75%</b>	<b>14.53%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,156**  
Adjusted To

Net Return                      **11.48%**



# 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 £40,000.



£40,000

## 1 bedroom flat for sale

+ Add to report

Flat 2/2 8 Knoxville Road, Kilbirnie

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 15 Jul 2024 by The Property Boom Ltd, Glasgow



£38,500

## 1 bedroom apartment for sale

+ Add to report

2B Knoxville Road, Kilbirnie

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2022 to 1 Mar 2023 (243 days) by The Property Boom Ltd, Glasgow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £450 based on the analysis carried out by our letting team at **Let Property Management**.



£450 pcm

1 bedroom flat

+ Add to report

Knoxville Road, Kilbirnie, KA25

NO LONGER ADVERTISED

Marketed from 30 Jul 2023 to 2 Aug 2023 (2 days) by OpenRent, London



£445 pcm

1 bedroom terraced house

+ Add to report

Newton Street, Kilbirnie, KA25

NO LONGER ADVERTISED






LET AGREED

Marketed from 30 Jun 2020 to 8 Jan 2024 (1287 days) by Ayr Estate & Letting Agents, Ayr

# 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.



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Knoxville Road, Kilbirnie, KA25

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.



**LETPROPERTY**