

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Princes St. Rothesay, Isle Of  
Bute, PA20 9AF

208479166

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





## Property Description

Our latest listing is in Princes St. Rothesay, Isle Of Bute, PA20 9AF

Get instant cash flow of **£650** per calendar month with a **17.3%** Gross Yield for investors.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Princes St. Rothesay, Isle  
Of Bute, PA20 9AF

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £650**

# Lounge



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 45,000

|                  |         |
|------------------|---------|
| SDLT Charge      | £1,350  |
| Legal Fees       | £1,000  |
| Total Investment | £47,350 |

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month

| Returns Based on Rental Income  | £650             | £650             |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00           |                  |
| Approx. Factor Fees             | £30.00           |                  |
| Ground Rent                     | FREEHOLD         |                  |
| Letting Fees                    | £65.00           | £65.00           |
| <b>Total Monthly Costs</b>      | <b>£110.00</b>   | <b>£110.00</b>   |
| <b>Monthly Net Income</b>       | <b>£540.00</b>   | <b>£540.00</b>   |
| <b>Annual Net Income</b>        | <b>£6,480.00</b> | <b>£6,480.00</b> |
| <b>Net Return</b>               | <b>13.69%</b>    | <b>13.69%</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      **£5,180**  
Adjusted To

Net Return                      **10.94%**

# 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 £60,000.



£60,000

## 2 bedroom flat for sale

40, East Princes Street, Flat 1-2, Rothesay, PA209DN

+ Add to report

NO LONGER ADVERTISED

Two Bedroom upper flat within Rothesay front line to the sea with amazing views. Big shared garde...

Marketed from 21 Sep 2023 to 11 Oct 2023 (20 days) by Future Property Auctions, Glasgow



£50,000

## 2 bedroom flat for sale

24, Castle Street, Flat 2-2, Rothesay, PA209HA

+ Add to report

NO LONGER ADVERTISED

Two Bedroom Flat in Popular Seaside town. Rothesay, which is 2.6 miles to the south, is the capit...

Marketed from 3 May 2024 to 6 Jun 2024 (34 days) by Future Property Auctions, Glasgow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

## 2 bedroom apartment

+ Add to report

Skelmorlie Castle Road, Skelmorlie, Ayrshire, PA17

NO LONGER ADVERTISED

Marketed from 13 Dec 2022 to 6 Nov 2023 (327 days) by Homesure, Ayrshire

All Inclusive | Short Term | Quiet Street | BBQ Hut | Pets allowed



£1,100 pcm

## 2 bedroom flat

+ Add to report

Rothesay Court, Skelmorlie, PA17

NO LONGER ADVERTISED






Marketed from 11 Jul 2024 to 26 Jul 2024 (14 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2138885

# 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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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)

Princes St. Rothesay, Isle Of Bute, PA20  
9AF

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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