

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Old Mill Road, Kilmarnock,  
KA1

216252287

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





## Property Description

Our latest listing is in Old Mill Road, Kilbarnock, KA1

Get instant cash flow of **£450** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Old Mill Road,  
Kilmarnock, KA1

216252287



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Modern and Good Condition**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £600**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 78,000.00

25% Deposit	£19,500.00
Stamp Duty ADS @ 8%	£6,240.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£26,740.00

# 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 £450 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450	£600
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£60.00
Total Monthly Costs	£303.75	£318.75
Monthly Net Income	£146.25	£281.25
Annual Net Income	£1,755.00	£3,375.00
Net Return	6.56%	12.62%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,175.00**  
Adjusted To

Net Return                      **8.13%**

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

Annual Net Income      **£2,205.00**  
Adjusted To

Net Return                      **8.25%**

# 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 £80,000.



£80,000

## 2 bedroom flat for sale

KILMARNOCK - Nursery Avenue

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jan 2022 to 11 Apr 2022 (73 days) by Martin & Co, Ayr

+ Add to report



£45,000

## 2 bedroom flat for sale

Old Mill Road, Kilmarnock, KA1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Sep 2024 by Property Matters Ltd, Kilmarnock

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

## 2 bedroom flat

Old Mill Road, Kilmarnock, East Ayrshire, KA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2024 to 18 Jun 2024 (49 days) by Lomond, Prestwick

+ Add to report



£425 pcm

## 2 bedroom flat

9 Arbuckle Street, U/L, Kilmarnock, KA1 3AY

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2020 to 25 Jun 2021 (450 days) by 24.7 Property Scotland, Kilmarnock

+ Add to report

# 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)

Old Mill Road, Kilmarnock, KA1

PROPERTY ID: 216252287

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**