

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Mill Road, Kilmarnock,
KA1 3AW

216252287

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Mill Road, Kilbarnock, KA1 3AW

Get instant cash flow of **£600** per calendar month with a **11.8%** Gross Yield for investors.

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...



Old Mill Road,
Kilmarnock, KA1 3AW

216252287



Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Communal Rear Garden

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month



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	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£60.00
Total Monthly Costs	£278.13
Monthly Net Income	£321.88
Annual Net Income	£3,862.50
Net Return	17.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,662.50**
Adjusted To

Net Return **11.86%**

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

Annual Net Income **£2,887.50**
Adjusted To

Net Return **12.86%**

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 £69,995.



£69,995

1 bedroom flat for sale

McClelland Drive, Kilmarnock, KA1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Jan 2025 to 27 Mar 2025 (78 days) by Greig Residential, Galston

Proudly presenting to the market this superb one-bedroom upper apartment situated in the heart of...

+ Add to report



£68,000

1 bedroom flat for sale

Rugby Road, Kilmarnock, East Ayrshire, KA1

CURRENTLY ADVERTISED

Marketed from 2 Sep 2025 by Limegreen Estate Agents, Prestwick

Top Floor Flat | Central Location | 1 Bedroom | Double Glazing | Central Location | Private Garde...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom flat

+ Add to report

Anderson Crescent, Prestwick, Ayrshire, KA9

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jun 2025 to 25 Aug 2025 (60 days) by Limegreen Estate Agents, Prestwick

LARN1908017 | First Floor Flat | Gas Central Heating | Double/Triple Glazing | Residents Parking



£650 pcm

1 bedroom flat

+ Add to report

Monkton Court, Prestwick, South Ayrshire, KA9

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 24 Mar 2025 (17 days) by Lomond, Prestwick

Double glazing | Shower | Washing machine | Tumble dryer | Fridge Freezer

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.



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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.



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