

LET PROPERTY PACK

INVESTMENT INFORMATION

Weaver Street, Ayr, KA8
8HB

217124119

 www.letproperty.co.uk





Property Description

Our latest listing is in Weaver Street, Ayr, KA8 8HB

Get instant cash flow of **£395** per calendar month with a **13.54%** Gross Yield for investors.

This property has a potential to rent for **£499** which would provide the investor a Gross Yield of **17.11%** 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...



Weaver Street, Ayr, KA8
8HB

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Property Key Features

1 Bedroom

1 Bathroom

On-street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £395

Market Rent: £499

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 30,000

Stamp Duty ADS @ 8% **£0**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £31,000

Projected Investment Return



The monthly rent of this property is currently set at £395 per calendar month but the potential market rent is

£ 499



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	£395	£499
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£39.50	£49.90
Total Monthly Costs	£54.50	£64.90
Monthly Net Income	£340.50	£434.10
Annual Net Income	£4,086.00	£5,209.20
Net Return	13.18%	16.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,211**
Adjusted To

Net Return **13.58%**

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 £37,000.



£37,000

1 bedroom apartment for sale

56A Main Street, Ayr, KA8 8EF

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Jan 2025 by Corum, Ayr

+ Add to report

Closing Date - Tuesday 11th February 2025 at 11am A fantastic opportunity for investors or ...



£36,000

1 bedroom flat for sale

20, Princes Court, Ayr, KA88HU

CURRENTLY ADVERTISED

Marketed from 25 Feb 2025 by Future Property Auctions, Glasgow

+ Add to report

One Bedroom Flat located in the popular seaside town within Ayr town centre. Rental agreement sig...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

John Street, Ayr, KA8

NO LONGER ADVERTISED

Marketed from 23 Dec 2023 to 19 Jan 2024 (26 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1868009

+ Add to report



£525 pcm

1 bedroom flat

York Street Lane, Ayrshire, KA8

NO LONGER ADVERTISED

Marketed from 9 Jun 2024 to 2 Jul 2024 (23 days) by The Property Box, Ayr






Unfurnished Upper Flat | One Bedroom | Close to town centre

+ 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: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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: 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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