

LET PROPERTY PACK

INVESTMENT INFORMATION

Templehill, Troon, Ayrshire,
KA10 6BE

217093221

 www.letproperty.co.uk





Property Description

Our latest listing is in Templehill, Troon, Ayrshire, KA10 6BE

Get instant cash flow of **£400** per calendar month with a **6.86%** Gross Yield for investors.

This property has a potential to rent for **£572** which would provide the investor a Gross Yield of **9.81%** 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...



Templehill, Troon,
Ayrshire, KA10 6BE

217093221



Property Key Features

1 Bedroom

1 Bathroom

On street parking

Shared rear garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £572

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



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

£572



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	£572
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£57.20
Total Monthly Costs	£273.75	£290.95
Monthly Net Income	£126.25	£281.05
Annual Net Income	£1,515.00	£3,372.60
Net Return	6.29%	13.99%

Return Stress Test Analysis Report



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

Annual Net Income **£2,228.60**
Adjusted To

Net Return **9.25%**

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

Annual Net Income **£2,322.60**
Adjusted To

Net Return **9.64%**

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 £79,000.



£79,000

1 bedroom apartment for sale

+ Add to report

Cavendish Court, Troon

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 5 Jul 2024 to 7 Oct 2024 (94 days) by Stonefield Estate Agents, Troon

Stonefield Estate Agents are pleased to present 25 Cavendish Court - A highly desirable and extre...



£75,000

1 bedroom flat for sale

+ Add to report

Dundonald Road, Troon

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jan 2024 to 8 Apr 2024 (86 days) by Bruach Property, Troon

One Bedroom | Modern Kitchen | Living/Dining Room | Bathroom | Close to Local Amenities | Close t...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

+ Add to report

Portland Street, Troon, South Ayrshire, KA10

CURRENTLY ADVERTISED

Marketed from 22 May 2025 by Robb Residential, Glasgow

Newly refurbished inc new kitchen and bathroom | Contemporary furniture | Double glazing | Gas c...



£600 pcm

1 bedroom flat

+ Add to report

Welbeck Crescent, Troon, Ayrshire, KA10

NO LONGER ADVERTISED

Marketed from 1 Nov 2024 to 3 Jan 2025 (62 days) by JC Roxburgh Properties Ltd., Troon

Available Now | One bedroom Flat | First Floor Flat | Walking distance to the beach | Close to tr...

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: 217093221

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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