

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hunter Drive, Irvine,  
Ayrshire, KA12 9AU

215003404

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





## Property Description

Our latest listing is in Hunter Drive, Irvine, Ayrshire, KA12 9AU

Get instant cash flow of **£600** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **11.25%** 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...



Hunter Drive, Irvine,  
Ayrshire, KA12 9AU

215003404



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Private Driveway Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £750**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 8%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,750.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750



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	£750
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£309.38	£324.38
Monthly Net Income	£290.63	£425.63
Annual Net Income	£3,487.50	£5,107.50
Net Return	13.54%	19.83%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,607.50**  
Adjusted To

Net Return                      **14.01%**

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

Annual Net Income      **£3,982.50**  
Adjusted To

Net Return                      **15.47%**

# 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 £83,000.



£83,000

## 3 bedroom terraced house for sale

+ Add to report

183 Dickson Drive, Irvine, KA12 9AJ

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Oct 2024 to 6 Mar 2025 (135 days) by Taylor & Henderson, Saltcoats

Taylor & Henderson are delighted to bring to the market this mid terraced villa located within re...



£80,000

## 3 bedroom terraced house for sale

+ Add to report

Dickson Drive, Irvine, KA12 9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Mar 2025 by Patch Property, Renfrewshire

DOUBLE GLAZING | GAS CENTRAL HEATING | SPACIOUS | PRIVATE REAR GARDEN | HOME REPORT AVAILABLE ON ...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom terraced house

Neil Avenue, Irvine, KA12

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 18 Oct 2024 (15 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2246057

+ Add to report



£900 pcm

## 3 bedroom terraced house

Bartonholm Gardens, Irvine, North Ayrshire, KA12

NO LONGER ADVERTISED

Marketed from 21 Oct 2024 to 31 Oct 2024 (9 days) by Lomond, Prestwick

Three bedroom villa available in a popular residential area in Irvine.

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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)

Hunter Drive, Irvine, Ayrshire, KA12 9AU

PROPERTY ID: 215003404

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**