

LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Rothesay, Isle Of
Bute, PA20

220113962

 www.letproperty.co.uk





Property Description

Our latest listing is in King Street, Rothesay, Isle Of Bute, PA20

Get instant cash flow of **£2,374** per calendar month with a **11.4%** Gross Yield for investors.

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...



King Street, Rothesay, Isle
Of Bute, PA20

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Property Key Features

Office Space

Communal Kitchen Area

Private Meeting Rooms

Well-Maintained Washrooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,374

Reception



Kitchen



Bathroom



Office Spaces



Office Spaces



Initial Outlay



Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 250,000.00

25% Deposit	£62,500.00
Stamp Duty ADS @ 8%	£20,000.00
LBTT Charge	£2,100
Legal Fees	£1,000.00
Total Investment	£85,600.00

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 £2,374 per calendar month.

Returns Based on Rental Income	£2,374
Mortgage Payments on £187,500.00 @ 5%	£781.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£237.44
Total Monthly Costs	£1,033.69
Monthly Net Income	£1,340.72
Annual Net Income	£16,088.63
Net Return	18.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,339.81**
Adjusted To

Net Return **13.25%**

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

Annual Net Income **£12,338.63**
Adjusted To

Net Return **14.41%**

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 £470,000.



£470,000

12 bedroom block of apartments for sale

+ Add to report

7 West Princes Street, Rothesay, Argyll and Bute, PA20 9AF

NO LONGER ADVERTISED

Marketed from 25 Oct 2024 to 25 Oct 2024 by Online Property Auction Group, Glasgow



£320,000

Block of apartments for sale

+ Add to report

6 FLATS AT 20 West Princes Street, Rothesay, Argyll and Bute, PA20 9AF

CURRENTLY ADVERTISED

Marketed from 27 Aug 2025 by Online Property Auction Scotland, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at **Let Property Management**.



£2,750 pcm

5 bedroom detached house

Corsehill Drive, West Kilbride

NO LONGER ADVERTISED

Marketed from 28 Feb 2024 to 24 Apr 2024 (55 days) by Slater Hogg & Howison Lettings, Greenock

+ Add to report



£2,500 pcm

5 bedroom villa

Eldon Street, Inverclyde, Greenock, PA16

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2024 to 11 Dec 2024 (89 days) by Bowman Rebecchi, Gourock

+ Add to report



King Street, Rothesay, Isle Of Bute, PA20

PROPERTY ID: 220113962

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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