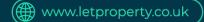


LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Rothesay, Isle Of Bute, PA20

220113962









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



Office Space

Communal Kitchen Area

Private Meeting Rooms

Well-Maintained Washrooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,374

220113962

Reception









Kitchen









Bathroom









Office Spaces









Office Spaces









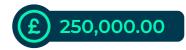
Initial Outlay





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



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	твс
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

£11,339.81

Annual Net Income

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.



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

£470,000



+ 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



£320,000

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**.



5 bedroom detached house

+ Add to report

Corsehill Drive, West Kilbride

NO LONGER ADVERTISED

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



5 bedroom villa

+ Add to report

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

£2,500 pcm





Interested in this property investment?

Call us on **0141 478 0985**

King Street, Rothesay, Isle Of Bute, PA20

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.

