

LET PROPERTY PACK

INVESTMENT INFORMATION

Sidney Street, Saltcoats,
KA21

218265900

 www.letproperty.co.uk





Property Description

Our latest listing is in Sidney Street, Saltcoats, KA21

Get instant cash flow of **£380** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **15.0%** 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...



Sidney Street, Saltcoats,
KA21

218265900



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £380

Market Rent: £500

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 8% **£3,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £44,200

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £380 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£380	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£38.00	£50.00
Total Monthly Costs	£53.00	£65.00
Monthly Net Income	£327.00	£435.00
Annual Net Income	£3,924.00	£5,220.00
Net Return	8.88%	11.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **9.55%**

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 £50,000.



£50,000

Land for sale

[+ Add to report](#)

Manse Street, Saltcoats, North Ayrshire, KA21

CURRENTLY ADVERTISED

Marketed from 26 Jun 2025 by Slater Hogg & Howison, Largs



£35,000

1 bedroom flat for sale

[+ Add to report](#)

16a Windmill Street, Saltcoats, KA21 5EN

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 May 2024 to 15 Aug 2024 (76 days) by Welcome Homes Ayrshire, Stevenston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

1 bedroom ground floor flat

+ Add to report

The Braes, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 9 Aug 2024 (30 days) by Move2 Lettings & Sales Ltd, Saltcoats



£395 pcm

1 bedroom flat

+ Add to report

Dockhead Street, Saltcoats, KA21

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 23 Jan 2024 (4 days) by OpenRent, London

Current Tenant Profile



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: **11 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.



Sidney Street, Saltcoats, KA21

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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