

LET PROPERTY PACK

INVESTMENT INFORMATION

Sidney Street, Saltcoats, KA21

218265900









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



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

218265900

Lounge



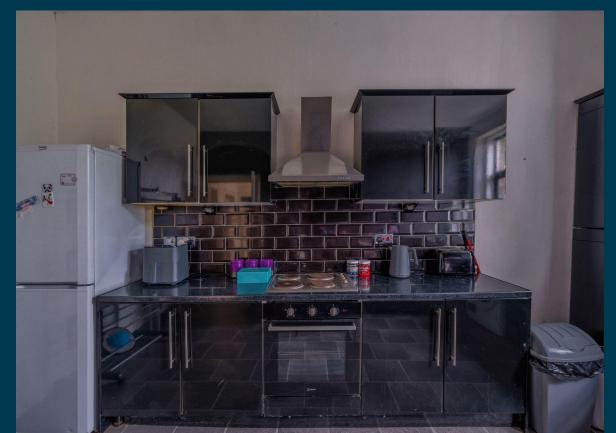






Kitchen



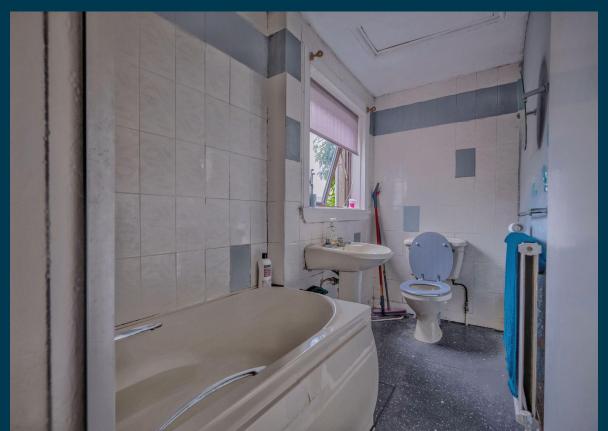






Bathroom









Bedrooms









Exterior









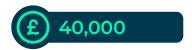
Initial Outlay





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

PROPERTY VALUATION



Stamp Duty ADS @ 8% **£3,200**

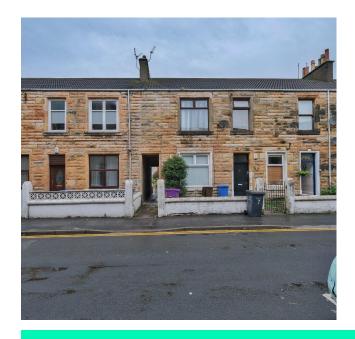
LBTT Charge £0

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		
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.



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**.



1 bedroom ground floor flat

+ Add to report

The Braes, Saltcoats, Ayrshire, KA21

NO LONGER ADVERTISED

LET AGREED

£500 pcm

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



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

£395 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**

Sidney Street, Saltcoats, KA21



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.