

LET PROPERTY PACK

INVESTMENT INFORMATION

New Bridge Street, Ayr KA7

201467563

 www.letproperty.co.uk





Property Description

Our latest listing is in New Bridge Street, Ayr KA7

Get instant cash flow of **£550** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



New Bridge Street, Ayr
KA7

201467563



Property Key Features

2 Bedrooms

1 Bathroom

Views of the River

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £ 115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
Stamp Duty ADS @ 6%	£6,900.00
Legal Fees	£1,000.00
Total Investment	£36,650.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£550	£950
Mortgage Payments on £86,250.00 @ 4%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£55.00	£95.00
Total Monthly Costs	£357.50	£397.50
Monthly Net Income	£192.50	£552.50
Annual Net Income	£2,310.00	£6,630.00
Net Return	6.30%	18.09%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,730.00**
Adjusted To

Net Return **12.91%**

If Interest Rates increased by £2.00% (from 4% to £6.00%)

Annual Net Income **£4,905.00**
Adjusted To

Net Return **13.38%**

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 £118,000.



£120,000



Floorplan

2 bedroom flat for sale

3 New Bridge Street, Ayr, KA7

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Superb First Floor Traditional Flat | Located Overlooking River Ayr | Recently Refurbished Buildi...

Marketed from 25 Jun 2021 to 9 May 2022 (317 days) by Purplebricks, covering Kilmarnock



£70,000



Floorplan

2 bedroom flat for sale

New Bridge Street, Ayr, KA7

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A fantastic two bedroom top floor flat which affords beautiful views over River Ayr. This spaciou...

SOLD PRICE HISTORY


4 Nov 2022	£76,000
19 Dec 2014	£65,000

Marketed from 19 Aug 2022 to 22 Nov 2022 (95 days) by Slater Hogg & Howison, Ayr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment
Gartferry Court, Ayr, Ayrshire, KA7 2UQ

+ Add to report


NO LONGER ADVERTISED LET AGREED

Exclusive Development | Close to Beach | Private Parking | Quiet Location | Ground Floor

SOLD PRICE HISTORY

26 Sep 2014	£162,500
1 Mar 2010	£140,000

£1,150 pcm



2 bedroom flat
34b Park Circus, Ayr, KA7 2DL

+ Add to report

NO LONGER ADVERTISED LET AGREED

Formal Lounge & Dining Room | Fitted Kitchen | Two Bedrooms | Two Bathrooms | Family Room/Study |...






Marketed from 20 Jan 2023 to 13 Feb 2023 (24 days) by Donald Ross Residential Lettings, Ayr

£1,000 pcm

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: **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

New Bridge Street, Ayr KA7

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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