

LET PROPERTY PACK

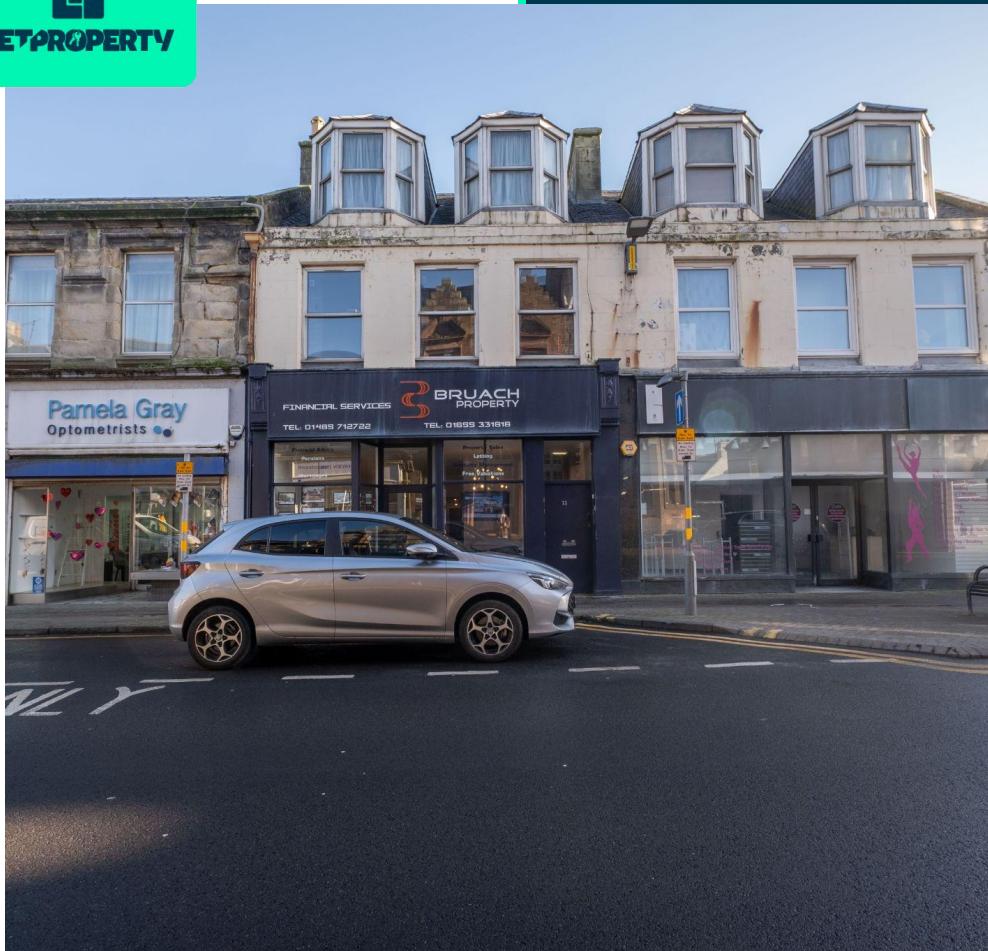
INVESTMENT INFORMATION

Dalrymple Street, Girvan,
KA26

224467640

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalrymple Street, Girvan, KA26

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£594** which would provide the investor a Gross Yield of **11.9%** 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...



LET PROPERTY



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KA26

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Property Key Features

2 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

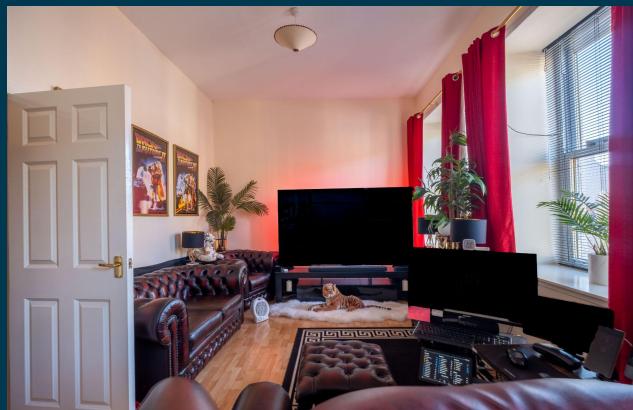
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £594

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



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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 £450 per calendar month but the potential market rent is

£ 594

Returns Based on Rental Income	£450	£594
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£59.40
Total Monthly Costs	£247.50	£261.90
Monthly Net Income	£202.50	£332.10
Annual Net Income	£2,430.00	£3,985.20
Net Return	11.68%	19.16%

Return Stress Test Analysis Report



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

Annual Net Income **£2,797.20**
Adjusted To

Net Return **13.45%**

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

Annual Net Income **£3,085.20**
Adjusted To

Net Return **14.83%**

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 £80,000.



£80,000

2 bedroom flat for sale

+ Add to report

17, Dalrymple Street, The Duchess Apartment, Girvan, KA26 9EU

NO LONGER ADVERTISED

Marketed from 13 Nov 2023 to 16 Jan 2024 (63 days) by Future Property Auctions, Glasgow



£74,000

2 bedroom flat for sale

3 Flat B Ailsa Street East, Girvan, KA26 9EU

NO LONGER ADVERTISED

Marketed from 3 Sep 2021 to 9 Sep 2021 (5 days) by Bruach Property, Troon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Ardmillan Road, Girvan

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2025 to 21 Nov 2025 (49 days) by Bruach Property, Girvan

£550 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**



Current term of tenancy: **13 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.



www.letproperty.co.uk

Dalrymple Street, Girvan, KA26

PROPERTY ID: 224467640

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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