

LET PROPERTY PACK

INVESTMENT INFORMATION

Barassie Street, Troon,
KA10

224483245

 www.letproperty.co.uk





Property Description

Our latest listing is in Barassie Street, Troon, KA10

Get instant cash flow of **£300** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£516** which would provide the investor a Gross Yield of **13.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Barassie Street, Troon,
KA10

224483245



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access To Local Amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £300

Market Rent: £516

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £49,600

Projected Investment Return



The monthly rent of this property is currently set at £300 per calendar month but the potential market rent is

£ 516

Returns Based on Rental Income	£300	£516
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£30.00	£51.60
Total Monthly Costs	£45.00	£66.60
Monthly Net Income	£255.00	£449.40
Annual Net Income	£3,060.00	£5,392.80
Net Return	6.17%	10.87%

Our industry leading letting agency **Let Property Management** 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 **£4,361**
Adjusted To

Net Return **8.79%**

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 £60,000.



1 bedroom apartment for sale + Add to report

Barassie Street, Troon, KA10

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 21 Aug 2025 by Lomond, Prestwick

Centrally Located | Short Walk To Beach | Short Walk To Train Station. | Modern Open Plan Lounge/...

£60,000



1 bedroom flat for sale + Add to report

Barassie Street, Troon, KA10

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Apr 2021 to 21 Jul 2021 (96 days) by Purplebricks, covering Kilmarnock

Elevated 2Nd Floor Position | Spacious Accommodation | Double Glazed | Centrally Located | Good M...

£50,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

+ Add to report

Gillies Street, Troon, KA10

NO LONGER ADVERTISED

Marketed from 2 Mar 2026 to 7 Mar 2026 (5 days) by OpenRent, London



£550 pcm

1 bedroom ground floor flat

+ Add to report

Welbeck Crescent, Troon, Ayrshire, KA10

CURRENTLY ADVERTISED

Marketed from 5 Mar 2020 by JC Roxburgh Properties Ltd., Troon

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 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.



Barassie Street, Troon, KA10

PROPERTY ID: 12345678

 www.letproperty.co.uk

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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