

LET PROPERTY PACK

INVESTMENT INFORMATION

Montgomery Street, Irvine,
KA12

226971773

 www.letproperty.co.uk





Property Description

Our latest listing is in Montgomery Street, Irvine, KA12

Get instant cash flow of **£350** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£545** which would provide the investor a Gross Yield of **14.5%** 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...



Montgomery Street,
Irvine, KA12

226971773



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £350

Market Rent: £545

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £45,000.

PROPERTY VALUATION

£ 45,000

ADS @ 8%	£3,600
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£49,600

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 £350 per calendar month but the potential market rent is

£ 545

Returns Based on Rental Income	£350	£545
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£35.00	£54.50
Total Monthly Costs	£50.00	£69.50
Monthly Net Income	£300.00	£475.50
Annual Net Income	£3,600.00	£5,706.00
Net Return	7.26%	11.50%



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,616**
Adjusted To

Net Return **9.31%**

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.



£60,000

1 bedroom flat for sale

Montgomery Street, Irvine

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Apr 2026 by Allen & Harris, Irvine

+ Add to report



£55,000

1 bedroom flat for sale

Montgomery Street, Irvine, KA12

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Apr 2025 to 6 May 2025 (21 days) by Donald Ross Residential, Irvine

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £545 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

1 bedroom terraced house

Cairngorm Court, Irvine, Ayrshire, KA11

NO LONGER ADVERTISED

Marketed from 29 Jun 2019 to 31 Oct 2025 (2315 days) by The Property Box, Ayr

+ Add to report



£450 pcm

1 bedroom house share

Neil Avenue, Irvine, KA12

NO LONGER ADVERTISED

Marketed from 31 Oct 2023 to 1 Nov 2023 (1 days) by OpenRent, London

+ Add to report

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: **12 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.



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Montgomery Street, Irvine, KA12

PROPERTY ID: 226971773

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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