

LET PROPERTY PACK

INVESTMENT INFORMATION

Bonnyton Road,
Kilmarnock, KA1

226587323

 www.letproperty.co.uk





Property Description

Our latest listing is in Bonnyton Road, Kilmarnock, KA1

Get instant cash flow of **£490** per calendar month with a **11.8%** Gross Yield for investors.

This property has a potential to rent for **£590** which would provide the investor a Gross Yield of **14.2%** 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...



Bonnyton Road,
Kilmarnock, KA1

226587323



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

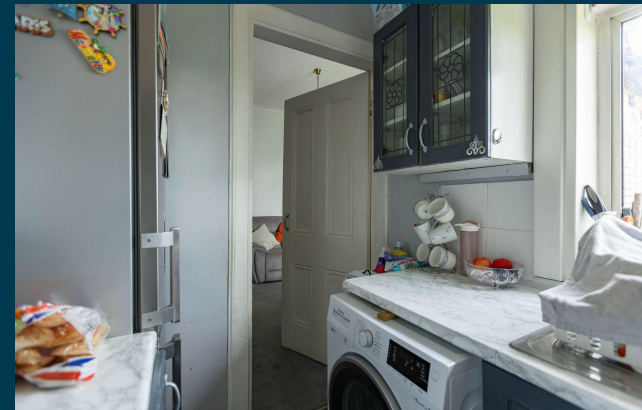
Current Rent: £490

Market Rent: £590

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 50,000

ADS @ 8%	£4,000
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£55,000

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 £490 per calendar month but the potential market rent is

£ 590

Returns Based on Rental Income	£490	£590
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£49.00	£59.00
Total Monthly Costs	£64.00	£74.00
Monthly Net Income	£426.00	£516.00
Annual Net Income	£5,112.00	£6,192.00
Net Return	9.29%	11.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,012**
Adjusted To

Net Return **9.11%**



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

2 bedroom flat for sale

+ Add to report

Warwickhill Road, Kilmarnock

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 May 2023 to 30 Jun 2023 (58 days) by Allen & Harris, Kilmarnock



£55,000

2 bedroom flat for sale

+ Add to report

Irvine Road, Kilmarnock, KA1

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Mar 2022 to 1 Jun 2022 (84 days) by Greig Residential, Galston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

2 bedroom flat

Kilmarnock, KA1, Bonnyton Road, P2016

CURRENTLY ADVERTISED

Marketed from 29 Apr 2026 by H&B Lettings and Management, West Bridgford

+ Add to report



£495 pcm

2 bedroom flat

Kilmarnock, KA1, Bonnyton Road, P2016

NO LONGER ADVERTISED

Marketed from 23 Feb 2023 to 5 May 2023 (70 days) by H&B Lettings and Management, West Bridgford

+ 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: **2 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

Bonnyton Road, Kilmarnock, KA1

PROPERTY ID: 226587323

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.



LETPROPERTY