LET PROPERTY PACK

INVESTMENT INFORMATION

Paton Quadrant, Largs,
KA30

230015633

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Paton Quadrant, Largs, KA30

Get instant cash flow of **£700** per calendar month with a **8.4%** Gross Yield for investors.

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...



Paton Quadrant, Largs, KA30

230015633

Property Key Features

- 3 bedrooms
- 1 bathroom
- Spacious Room
- Easy access to local amenities
- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £700

Lounge







Kitchen







Bedrooms

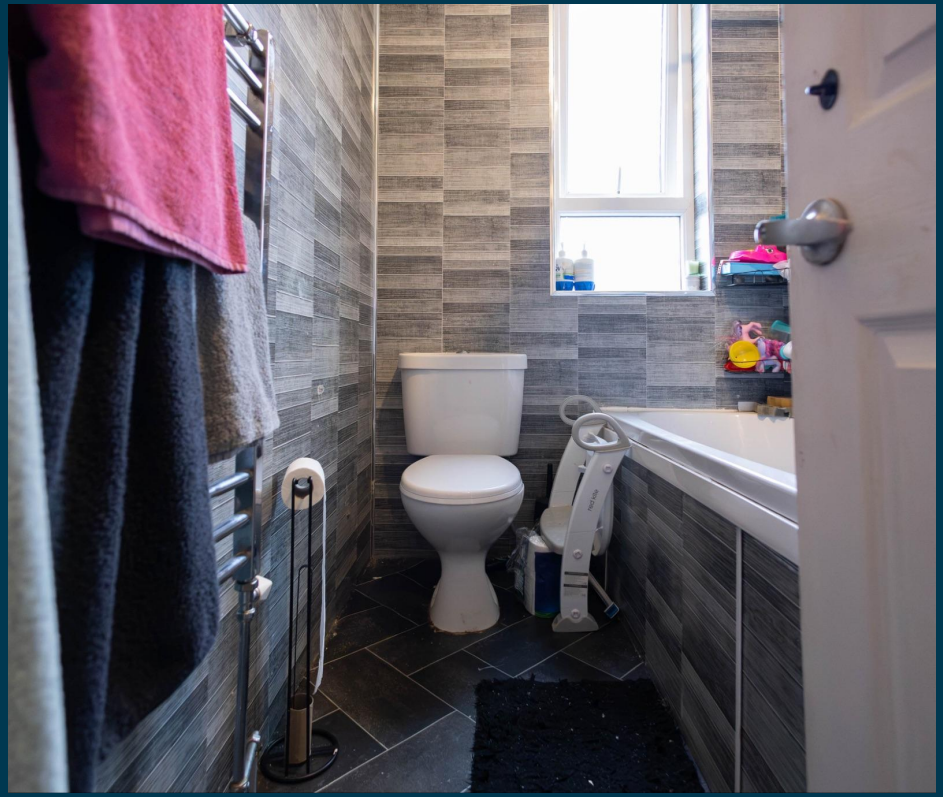






Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	**£25,000.00**
ADS @ 8%	**£8,000.00**
LBTT Charge	**£0**
Legal Fees	**£1,000.00**
Total Investment	**£34,000.00**

Projected Investment Return



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 £700 per calendar month

Returns Based on Rental Income	**£700**
Mortgage Payments on £75,000.00 @ 5%	**£312.50**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£70.00**
Total Monthly Costs	**£397.50**
Monthly Net Income	**£302.50**
Annual Net Income	**£3,630.00**
Net Return	**10.68%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,230.00**
Net Return	**6.56%**

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

Annual Net Income Adjusted To	**£2,130.00**
Net Return	**6.26%**

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 £120,000.



£120,000

3 bedroom flat for sale

+ Add to report

Eastern Avenue, Largs, North Ayrshire, KA30

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Jul 2026 to 16 Oct 2026 (90 days) by Slater Hogg & Howison, Largs



£105,000

3 bedroom flat for sale

+ Add to report

Boyd Street, Largs, North Ayrshire, KA30

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Jun 2024 to 6 Jul 2024 (25 days) by Slater Hogg & Howison, Largs

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £745 based on the analysis carried out by our letting team at **Let Property Management**.



£745 pcm

3 bedroom flat

+ Add to report

28 Curlinghall, Largs, KA30 8LA

NO LONGER ADVERTISED LET AGREED

Marketed from 4 Aug 2022 to 12 Oct 2023 (434 days) by 24.7 Property Scotland, Kilmarnock



£725 pcm

3 bedroom flat

+ Add to report

Brisbane Street, Largs, Largs, KA30

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Apr 2024 to 3 Jun 2024 (38 days) by Bowman Rebecchi, Gourock

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: **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.



www.letproperty.co.uk

Paton Quadrant, Largs, KA30

PROPERTY ID: 230015633

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