

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomlands, Irvine, KA11

222443339

 www.letproperty.co.uk





Property Description

Our latest listing is in Broomlands, Irvine, KA11

Get instant cash flow of **£550** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.0%** 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...



Broomlands, Irvine, KA11

222443339



Property Key Features

4 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £750

Lounge



Kitchen



Bedrooms



Exterior





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

PROPERTY VALUATION

£ 90,000

ADS @ 8% **£7,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £98,200

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 £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£70.00	£90.00
Monthly Net Income	£480.00	£660.00
Annual Net Income	£5,760.00	£7,920.00
Net Return	5.87%	8.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,420**
Adjusted To

Net Return **6.54%**

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 £107,500.



£107,500

4 bedroom terraced house for sale

Cairnsmore Way, Irvine, Ayrshire, KA11

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 13 Jun 2024 to 16 Dec 2024 (186 days) by MacKenzie Way, Ayrshire

+ Add to report



£100,000

4 bedroom terraced house for sale

Pladda Avenue, Broomlands, Irvine

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jul 2025 to 11 Sep 2025 (68 days) by Allen & Harris, Irvine

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

4 bedroom end of terrace house

28 Birkscairn Way, Irvine KA11 1EB

NO LONGER ADVERTISED

Marketed from 14 Apr 2026 to 27 Apr 2026 (12 days) by BE Listed, Powered by Keller Williams, Irvine and Ayrshire

+ Add to report



£775 pcm

4 bedroom terraced house

Cairnsgarroch Way, Irvine, Ayrshire, KA11

NO LONGER ADVERTISED

Marketed from 26 Feb 2018 to 30 Jan 2025 (2529 days) by The Property Box, Ayr

+ 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: **9 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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Broomlands, Irvine, KA11

PROPERTY ID: 222443339

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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