

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Carron Place, Irvine, KA12

225245891

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Carron Place, Irvine, KA12

Get instant cash flow of **£410** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£535** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Carron Place, Irvine, KA12

225245891



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £1 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

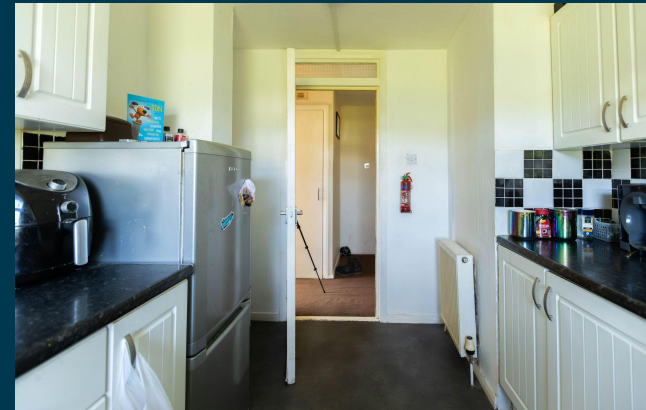
**Current Rent: £410**

**Market Rent: £535**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £55,000.

## PROPERTY VALUATION

£ 55,000

ADS @ 8%	£4,400
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£60,400</b>

# Projected Investment Return



The monthly rent of this property is currently set at £410 per calendar month but the potential market rent is

£ 535



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£410	£535
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£41.00	£53.50
<b>Total Monthly Costs</b>	<b>£57.00</b>	<b>£69.50</b>
<b>Monthly Net Income</b>	<b>£353.00</b>	<b>£465.50</b>
<b>Annual Net Income</b>	<b>£4,236.00</b>	<b>£5,586.00</b>
<b>Net Return</b>	<b>7.01%</b>	<b>9.25%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,516**  
Adjusted To

Net Return                      **7.48%**



# 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 £55,000.



## 2 bedroom flat for sale

+ Add to report

Carron Place, Irvine

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Nov 2015 to 29 Jan 2021 (1899 days) by Allen & Harris, Irvine



## 2 bedroom ground floor flat for sale

+ Add to report

84 Carron Place, Irvine, KA12 9NE

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Mar 2022 to 6 Jul 2022 (126 days) by Welcome Homes Ayrshire, Stevenston

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£575** based on the analysis carried out by our letting team at **Let Property Management**.



**£575 pcm**

## 2 bedroom ground floor flat

Carron Place, Irvine, Ayrshire, KA12

**NO LONGER ADVERTISED**

Marketed from 2 Feb 2024 to 11 Sep 2025 (586 days) by Trinity Properties, Irvine

+ Add to report



**£525 pcm**

## 2 bedroom flat

Carron Place, Irvine, Ayrshire, KA12

**NO LONGER ADVERTISED**

Marketed from 16 Feb 2021 to 10 May 2024 (1179 days) by Trinity Properties, Irvine

+ 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: **8 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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Carron Place, Irvine, KA12

PROPERTY ID: 225245891

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**