

LET PROPERTY PACK

INVESTMENT INFORMATION

Belfast Quay, Irvine, KA

226974338

 www.letproperty.co.uk





Property Description

Our latest listing is in Belfast Quay, Irvine, KA

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£753** which would provide the investor a Gross Yield of **6.0%** 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...



Belfast Quay, Irvine, KA

226974338



Property Key Features

2 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £110.00 pm

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £753

Lounge



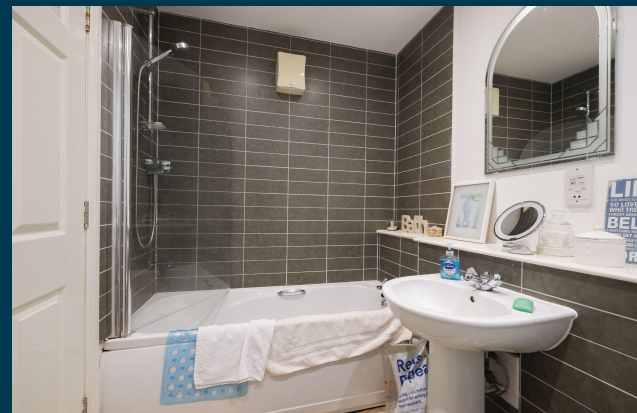
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit	£37,500.00
ADS @ 8%	£12,000.00
LBTT Charge	£100
Legal Fees	£1,000.00
Total Investment	£50,600.00

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 £750 per calendar month but the potential market rent is

£ 753

Returns Based on Rental Income	£750	£753
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£110.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£75.30
Total Monthly Costs	£668.75	£669.05
Monthly Net Income	£81.25	£83.95
Annual Net Income	£975.00	£1,007.40
Net Return	1.93%	1.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£498.60**
Adjusted To

Net Return **-0.99%**

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


Annual Net Income **-£1,242.60**
Adjusted To

Net Return **-2.46%**

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 £160,000.



2 bedroom property for sale


Belfast Quay, Irvine, KA12

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Apr 2025 to 14 May 2025 (28 days) by Donald Ross Residential, Irvine

£160,000

[+ Add to report](#)



2 bedroom flat for sale

42 Harbour Street, Irvine, KA12 8PY

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Mar 2022 to 12 Sep 2022 (180 days) by Welcome Homes Ayrshire, Stevenston

£139,000

[+ 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

2 bedroom terraced house

Victoria Crescent, KA12 8DY

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2025 to 29 Sep 2025 (33 days) by Slater Hogg & Howison Lettings, Kilmarnock

+ Add to report



£800 pcm

2 bedroom semi-detached house

Mill Road, Irvine, KA12

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 31 Mar 2025 (6 days) by OpenRent, London

+ Add to report

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**



Current term of tenancy: **3 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

Belfast Quay, Irvine, KA

PROPERTY ID: 226974338

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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