

LET PROPERTY PACK

INVESTMENT INFORMATION

Thistle Walk, Ayr, KA7

226227035

 www.letproperty.co.uk





Property Description

Our latest listing is in Thistle Walk, Ayr, KA7

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** 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...



Thistle Walk, Ayr, KA7

226227035



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 £650 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£650	£850
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	£65.00	£85.00
Total Monthly Costs	£392.50	£412.50
Monthly Net Income	£257.50	£437.50
Annual Net Income	£3,090.00	£5,250.00
Net Return	9.09%	15.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,550.00**
Adjusted To

Net Return **10.44%**

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

Annual Net Income **£3,750.00**
Adjusted To

Net Return **11.03%**

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 £125,000.



£125,000

3 bedroom terraced house for sale

+ Add to rep

Bankfield Park , Ayr

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Aug 2019 to 14 Jan 2020 (138 days) by MQ Estate Agents and Lettings, Covering Scotland



£120,000

3 bedroom end of terrace house for sale

+ Add to r

Cranesbill Court, Ayr, South Ayrshire, KA7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Aug 2025 to 30 Dec 2025 (125 days) by Slater Hogg & Howison, Ayr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

Harebell Place, Ayr, Ayrshire, KA7

NO LONGER ADVERTISED

Marketed from 20 Oct 2018 to 14 May 2025 (2398 days) by The Property Box, Ayr

+ Add to report



£675 pcm

3 bedroom terraced house

Heather Park, Ayr, South Ayrshire, KA7

NO LONGER ADVERTISED

LET AGREED






Marketed from 13 Dec 2024 to 23 Jan 2025 (41 days) by Lomond, Prestwick

+ 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **8 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.



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Thistle Walk, Ayr, KA7

PROPERTY ID: 226227035

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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