

LET PROPERTY PACK

INVESTMENT INFORMATION

Brewlands Drive,
Kilmarnock, KA1

224900440

 www.letproperty.co.uk





Property Description

Our latest listing is in Brewlands Drive, Kilmarnock, KA1

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£833** which would provide the investor a Gross Yield of **10.0%** 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...



Brewlands Drive,
Kilmarnock, KA1

224900440



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Driveway

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £833

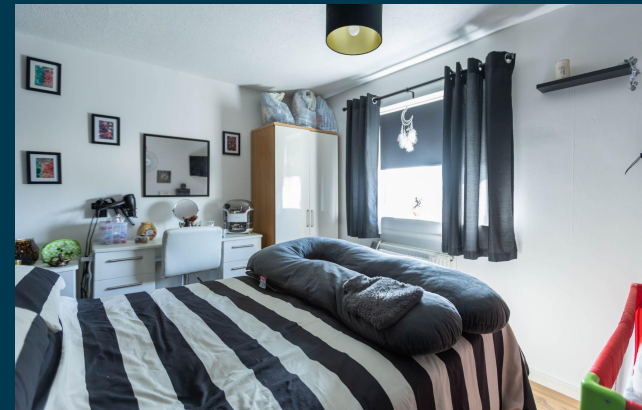
Lounge



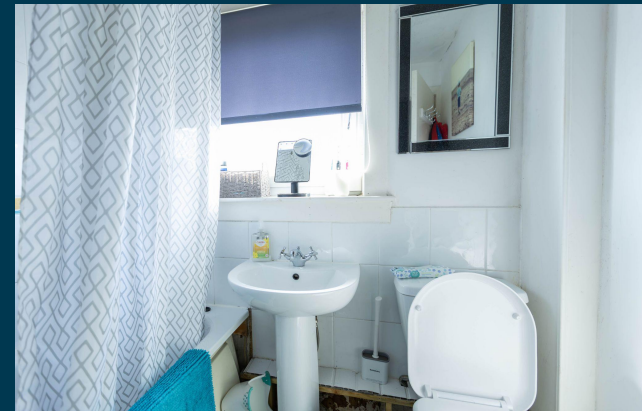
Kitchen



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
Stamp Duty 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 £550 per calendar month but the potential market rent is

£ 833

Returns Based on Rental Income	£550	£833
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	£55.00	£83.30
Total Monthly Costs	£382.50	£410.80
Monthly Net Income	£167.50	£422.20
Annual Net Income	£2,010.00	£5,066.40
Net Return	5.91%	14.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,400.40**
Adjusted To

Net Return **10.00%**

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

Annual Net Income **£3,566.40**
Adjusted To

Net Return **10.49%**

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 £110,000.



2 bedroom flat for sale

+ Add to report

Prestwick Road, Ayr

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 27 Aug 2020 to 1 Apr 2021 (217 days) by Stonefield Estate Agents, Ayr

£110,000



2 bedroom flat for sale

+ Add to

Peebles Street, Ayr, KA8 8DS

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2025 to 7 Aug 2025 (55 days) by Belmont Property, Ayr

£95,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom end of terrace house

Loudoun Place, KA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 7 Jul 2025 (23 days) by Homesure, Ayrshire

+ Add to report



£650 pcm

3 bedroom terraced house

Mount Avenue, Symington, KA1

NO LONGER ADVERTISED

Marketed from 31 Oct 2011 to 14 Apr 2025 (4913 days) by JC Roxburgh Properties Ltd., Troon

+ 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: **5 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

Brewlands Drive, Kilmarnock, KA1

PROPERTY ID: 224900440

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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