

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Harvest Bar, Main Street,
Ayr, KA8

226987612





PROPERTY DESCRIPTION

Our latest listing is in Harvest Bar, Main Street, Ayr, KA8

Rent currently agreed with tenant of **£1,200** per calendar month which calculates to a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Harvest Bar, Main Street,
Ayr, KA8

226987612

Property Key Features

3 bedrooms

2 bathrooms

Three-bedroom flat

Commercial unit

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,200

Market Rent: £1,200

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£132,000

10% Deposit (£5,000 Minimum) **£13,200**

Buyers Premium **£6,000**

Paid On Accepted Bid **£19,200**

Purchase Balance **£118,800**

ADS @ 8% **£10,560**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£131,360**

Your total all in costs would be ~£131,360 after taxes and fees based on a purchase price of £132,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £380,000.



£380,000

3 bedroom apartment for sale

Wellsbourne House, Savoy Park, Ayr

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 Apr 2025 to 1 Jul 2025 (82 days) by Stonefield Estate Agents, Ayr

+ Add to report



£325,000

3 bedroom apartment for sale

Flat 1, 16 Bellevue Road, Ayr, KA7 2SA

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Jun 2025 to 22 Oct 2025 (114 days) by Corum, Ayr

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our lettings team.

 £1,100 pcm	3 bedroom apartment Bellevue Road, Ayr, Ayrshire, KA7 NO LONGER ADVERTISED LET AGREED Marketed from 1 Dec 2025 to 2 Mar 2026 (90 days) by Limegreen Estate Agents, Prestwick + Add to report
 £1,000 pcm	3 bedroom flat Barns Street, Ayr, KA7 NO LONGER ADVERTISED Marketed from 31 Aug 2024 to 9 Sep 2024 (8 days) by OpenRent, London + Add to report



Harvest Bar, Main Street, Ayr, KA8

PROPERTY ID: 226987612

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.