

LET PROPERTY PACK

INVESTMENT INFORMATION

Marnock Place Kilmarnock
KA1

225235771

 www.letproperty.co.uk





Property Description

Our latest listing is in Marnock Place
Kilmarnock KA1

Get instant cash flow of **£2,600** per calendar
month with a **10.4%** Gross Yield for investors.

**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...**



Marnock Place
Kilmarnock KA1

225235771



Property Key Features

Commercial Property Unit

4 Bathrooms With Cubicles

Spacious Primary Business Area

Easy access to local amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,600

Market Rent: £2,600

Primary Business Area



Primary Business Area



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £299,000.00 and borrowing of £224,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 299,000.00

25% Deposit	£74,750.00
ADS @ 8%	£23,920.00
LBTT Charge	£4,550
Legal Fees	£1,000.00
Total Investment	£104,220.00

Projected Investment Return



The monthly rent of this property is currently set at £2,600 per calendar month.



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.



Returns Based on Rental Income	£2,600
Mortgage Payments on £224,250.00 @ 5%	£934.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£260.00
Total Monthly Costs	£1,209.38
Monthly Net Income	£1,390.63
Annual Net Income	£16,687.50
Net Return	16.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,487.50**
Adjusted To

Net Return **11.02%**

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

Annual Net Income **£12,202.50**
Adjusted To

Net Return **11.71%**

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 £345,000.



£345,000

4 bedroom detached house for sale

+ Add to report

Ingram Place, Kilmarnock, East Ayrshire, KA3

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Dec 2023 to 12 Aug 2024 (244 days) by Lomond Property, Kilmarnock



£344,995

4 bedroom detached house for sale

+ Add to report

Kilmarnock, KA1 2LA

CURRENTLY ADVERTISED

Marketed from 3 Apr 2026 by Bellway Homes (Scotland West)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,900 based on the analysis carried out by our letting team at **Let Property Management**.



£3,900 pcm

4 bedroom semi-detached house

St. Ninians Road, Prestwick, Ayrshire, KA9 1SL

CURRENTLY ADVERTISED

Marketed from 9 May 2025 by Homesure, Ayrshire

+ Add to report



£3,500 pcm

4 bedroom detached house

Lochlea Tower, By Craigie, KA1 5NN

NO LONGER ADVERTISED

Marketed from 28 Aug 2024 to 15 Oct 2024 (47 days) by Donald Ross Residential Lettings, Ayr

+ 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: **Moved in within the last 2 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.



Marnock Place Kilmarnock KA1

PROPERTY ID: 225235771

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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.

