

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Argyle Street, Rothesay, PA20

221357006

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Argyle Street, Rothesay, PA20

Get instant cash flow of **£450** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£476** which would provide the investor a Gross Yield of **7.6%** 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...**



Argyle Street, Rothesay,  
PA20

221357006



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Open-Plan Lounge and Kitchen**

**Sea View Bedroom**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £476**



# Lounge



# Kitchen





# Bedroom



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 75,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £18,750.00 |
| Stamp Duty ADS @ 8% | £6,000.00  |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £25,750.00 |

# 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 £450 per calendar month but the potential market rent is

£ 476

| Returns Based on Rental Income       | £450      | £476      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £56,250.00 @ 5% | £234.38   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £45.00    | £47.60    |
| Total Monthly Costs                  | £294.38   | £296.98   |
| Monthly Net Income                   | £155.63   | £179.03   |
| Annual Net Income                    | £1,867.50 | £2,148.30 |
| Net Return                           | 7.25%     | 8.34%     |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,196.30**  
Adjusted To

Net Return                      **4.65%**

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

Annual Net Income      **£1,023.30**  
Adjusted To

Net Return                      **3.97%**

# 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 £170,000.



£170,000

## 2 bedroom apartment for sale

[+ Add to report](#)

Argyle Street, Isle Of Bute, PA20

NO LONGER ADVERTISED

Marketed from 13 May 2024 to 11 Dec 2024 (211 days) by Yopa, Scotland & The North



£130,000

## 2 bedroom flat for sale

[+ Add to report](#)

Argyle Street, Isle Of Bute, Buteshire, PA20

CURRENTLY ADVERTISED

Marketed from 9 May 2025 by Wm Skelton & Co, Isle of Bute



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 2 bedroom flat

Allanton Park Terrace, Fairlie, KA29

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 18 Feb 2025 (11 days) by OpenRent, London

+ Add to report



£1,200 pcm

## 2 bedroom flat

Cunningham Court, Skelmorlie, PA17

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 18 Mar 2025 (61 days) by McArthur Scott, Gourrock

+ 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: **4 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.





Argyle Street, Rothesay, PA20

PROPERTY ID: 221357006

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.



**LETPROPERTY**