

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Kilda Bank,  
Broomlands, Irvine, KA11  
1HS

226220268

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





## Property Description

Our latest listing is in St. Kilda Bank, Broomlands, Irvine, KA11 1HS

Get instant cash flow of **£563** per calendar month with a **6.8%** 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.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



St. Kilda Bank,  
Broomlands, Irvine, KA11  
1HS

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## Property Key Features

**3 bedrooms**

**2 bathrooms**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £1 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £563**

**Market Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 100,000

ADS @ 8%	£8,000
LBTT Charge	£0
Legal Fees	£1,000
<b>Total Investment</b>	<b>£109,000</b>

# Projected Investment Return



The monthly rent of this property is currently set at £563 per calendar month but the potential market rent is

£ 850



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£563	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£56.30	£85.00
<b>Total Monthly Costs</b>	<b>£72.30</b>	<b>£101.00</b>
<b>Monthly Net Income</b>	<b>£490.70</b>	<b>£749.00</b>
<b>Annual Net Income</b>	<b>£5,888.40</b>	<b>£8,988.00</b>
<b>Net Return</b>	<b>5.40%</b>	<b>8.25%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,288**  
Adjusted To


Net Return                      **6.69%**



# 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 £100,000.




**3 bedroom terraced house for sale** [+ Add to report](#)

28 Mull Terrace, Broomlands, Irvine, KA11 1HR

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 24 Nov 2025 to 9 Feb 2026 (77 days) by Donald Ross Residential, Irvine

**£110,000**



**3 bedroom semi-detached villa for sale** [+ Add to report](#)

Lewis Rise, Broomlands, Irvine, KA11

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 10 Apr 2026 by Lomond, Irvine

**£99,995**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 3 bedroom end of terrace house

+ Add to report

Cramond Way, Broomlands, Irvine, KA11

NO LONGER ADVERTISED

Marketed from 16 Oct 2025 to 16 Oct 2025 by OpenRent, London



£700 pcm

## 3 bedroom terraced house

+ Add to report

Mull Place, Broomlands, Irvine, KA11

NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 18 Sep 2025 (5 days) by OpenRent, London


# Current Tenant Profile



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.



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St. Kilda Bank, Broomlands, Irvine, KA11 1HS

PROPERTY ID: 12345678

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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