

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Campbeltown,
PA28

225999364

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Campbeltown, PA28

Get instant cash flow of **£500** per calendar month with a **20.0%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **20.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



High Street,
Campbeltown, PA28

225999364



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £1.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 30,000.00

SDLT Charge

£0

Legal Fees

£1,000

Total Investment

£31,000

Projected Investment Return



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



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	Freehold
Letting Fees	£50.00
Total Monthly Costs	£66.00
Monthly Net Income	£434.00
Annual Net Income	£5,208.00
Net Return	16.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,208**
Adjusted To

Net Return **13.57%**

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 £80,000.



1 bedroom flat for sale

Tangy Place, Campbeltown

NO LONGER ADVERTISED

Marketed from 30 Sep 2020 to 1 Sep 2021 (335 days) by Mactaggart Property, Campbeltown

£80,000

+ Add to report



1 bedroom flat for sale

Kirk Street, Campbeltown, PA28

NO LONGER ADVERTISED UNDER OFFER

Marketed from 14 Jan 2022 to 30 May 2022 (135 days) by Stewart Balfour & Sutherland, Campbeltown

Hallway | Lounge | Dining Kitchen | Double Bedroom | Shower Room | Full Double Glazing | Gas Cent...

£50,000

+ Add to report

Rent Comparables Report



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



£900 pcm

1 bedroom semi-detached house

Welbeck Crescent, Troon, South Ayrshire, KA10

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Jul 2026 by Lomond, Prestwick



£875 pcm

1 bedroom flat

James Street, Prestwick, KA9

NO LONGER ADVERTISED

Marketed from 15 May 2026 to 17 Jul 2026 (62 days) by Lox Property Limited, Prestwick



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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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High Street, Campbeltown, PA28

PROPERTY ID: 225999364

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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