

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Telford Road Inverness, IV3  
8JA

202684146

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





## Property Description

Our latest listing is in Telford Road Inverness, IV3 8JA

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Telford Road Inverness,  
IV3 8JA

202684146



## Property Key Features

**2 bedroom**

**1 bathroom**

**Three Piece Bathroom**

**Close proximity to valuable amenities**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £650**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	<b>£28,750.00</b>
Stamp Duty ADS @ 6%	<b>£6,900.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£36,650.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£650	£900
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>N/A</b>	
Letting Fees	<b>£65.00</b>	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£439.38</b>	<b>£464.38</b>
<b>Monthly Net Income</b>	<b>£210.63</b>	<b>£435.63</b>
<b>Annual Net Income</b>	<b>£2,527.50</b>	<b>£5,227.50</b>
<b>Net Return</b>	<b>6.90%</b>	<b>14.26%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,427.50**  
Adjusted To

Net Return                      **9.35%**

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

Annual Net Income      **£3,502.50**  
Adjusted To

Net Return                      **9.56%**

# 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 £185,000.



£185,000



## 4 bedroom end of terrace house for sale

Telford Road, Inverness, Highland, IV3

+ Add to report

NO LONGER ADVERTISED SOLD STC

EPC = D

SOLD PRICE HISTORY	
14 Sep 2021	£195,000
12 May 2006	£157,500

Marketed from 16 Jun 2021 to 13 Aug 2021 (58 days) by YOUR MOVE, Inverness



£130,000



## 2 bedroom flat for sale

Abban Street, Inverness, Highland, IV3

+ Add to report

NO LONGER ADVERTISED SOLD STC

First floor bright and modern two bedroom apartment within ten minute walk to the city centre. Pr...

SOLD PRICE HISTORY	
25 Apr 2023	£138,000
14 Apr 2008	£118,108
29 Nov 2000	£38,000

Marketed from 10 Feb 2023 to 24 Apr 2023 (72 days) by YOUR MOVE, Inverness

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

## 2 bedroom apartment

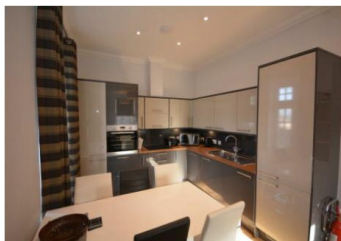
38 Ardconnel Street, Inverness, Inverness, IV2

NO LONGER ADVERTISED LET AGREED

+ Add to report

Driveway | Gas Heating | Furnished | Dining Area | Lounge

Marketed from 8 Sep 2023 to 15 Sep 2023 (6 days) by Tughan & Cochrane Property Managers, Inverness



£1,300 pcm

## 2 bedroom flat

38, Ardconnel Court, Inverness, IV2

NO LONGER ADVERTISED LET AGREED

+ Add to report






Front Garden | Driveway | Gas Heating | Furnished | Lounge/kitchen/diner

Marketed from 30 Jan 2023 to 7 Feb 2023 (7 days) by Tughan & Cochrane Property Managers, Inverness

# 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: **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.



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

Telford Road Inverness, IV3 8JA

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**