

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Lhanbryde,
IV30 8PJ

211726905

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Lhanbryde, IV30 8PJ

Get instant cash flow of **£1,090** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...



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IV30 8PJ

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Property Key Features

3 Bedrooms

3 Bathrooms

Block of 3 Flats

Formerly a commercial property, this space is now designated as a garden area

Well-Maintained Properties

Parking Available

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,090

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit

£37,500.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£100

Legal Fees

£1,000.00

Total Investment

£50,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,090 per calendar month but the potential market rent is

£ 1,150



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	£1,090	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£109.00	£115.00
Total Monthly Costs	£592.75	£598.75
Monthly Net Income	£497.25	£551.25
Annual Net Income	£5,967.00	£6,615.00
Net Return	11.79%	13.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,315.00**
Adjusted To

Net Return **8.53%**

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

Annual Net Income **£4,365.00**
Adjusted To

Net Return **8.63%**

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 £165,000.



£165,000

3 bedroom apartment for sale


Weddershill Court, Hopeman

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Jan 2024 to 8 Mar 2024 (51 days) by Belvoir Sales, Elgin

Spacious 3 bedroom 1st floor apartment located in an quiet cul de sac within the charming sea sid...

[+ Add to report](#)



£160,000

3 bedroom apartment for sale

2 Invererne Road, Forres, Morayshire

CURRENTLY ADVERTISED

Marketed from 26 Feb 2025 by Grampian Property Centre, Forres



Immediate entry available | Superb spacious property | Close proximity to Town Centre

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,300 pcm</p>	<p>3 bedroom flat</p> <p>Druid Temple Road, Inverness, IV2</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 19 Mar 2024 to 11 Apr 2024 (22 days) by YOUR MOVE, Inverness</p> <p>Delightful penthouse apartment in Inverness Modern open-plan kitchen with latest appliances S...</p>
 <p>£1,200 pcm</p>	<p>3 bedroom flat</p> <p>5 Riverside Court, Island Bank Road, Inverness. IV2 4XB</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 8 Jan 2025 to 29 Jan 2025 (20 days) by Tailormade Moves, Inverness</p> <p>Available now Three bedroom ground floor flat Views over River Ness Furnished Gas centra...</p>

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.



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PROPERTY ID: 211726905

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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