

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Dornoch Retail Park, Dornoch, IV25 3QY

216440616











#### **Property Description**

Our latest listing is in Dornoch Retail Park, Dornach, IV25 3QY

Get instant cash flow of £2,833 per calendar month with a 8.4% Gross Yield for investors.

This property has a potential to rent for £2,833 which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Dornoch Retail Park, Dornoch, IV25 3QY



## **Property Key Features**

Unit 5 A & B is a gift shop and Unit 5 C, D & E is an Indian Takeaway and a Restaurant

5 Bathrooms

**Large Primary Business Area** 

**Allocated Parking Space** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

**Lease Length: Freehold** 

Current Rent: £2,833

216440616

# **Shop**



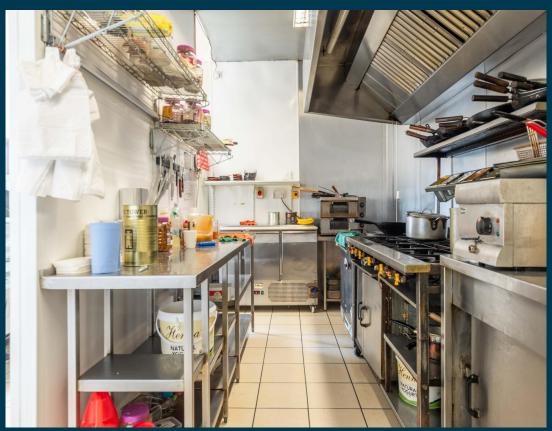






## **Kitchen**

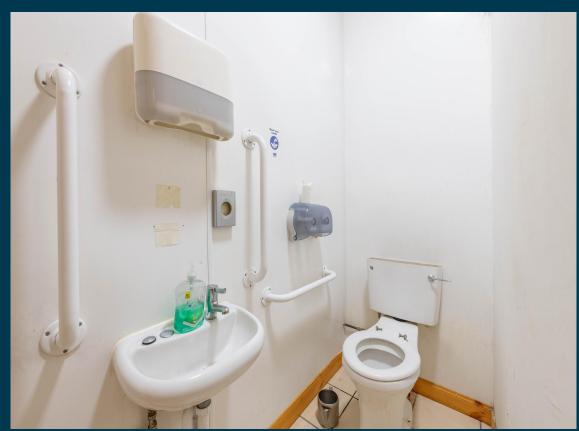






## **Bathroom**







## **Exterior**





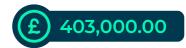
### **Initial Outlay**





Figures based on assumed purchase price of £403,000.00 and borrowing of £302,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£100,750.00** 

Stamp Duty ADS @ 6% [Field - Stamp Duty ADS @

**6**%]

LBTT Charge £13,650

Legal Fees £1,000.00

Total Investment £147,640.00

#### **Projected Investment Return**



The monthly rent of this property is currently set at £2,833 per calendar month



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	£2,833
Mortgage Payments on £302,250.00 @ 5%	£1,259.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£283.33
Total Monthly Costs	£1,557.71
Monthly Net Income	£1,275.62
Annual Net Income	£15,307.46
Net Return	10.37%

### Return Stress Test Analysis Report





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

£9,640.80

Annual Net Income

**Adjusted To** 

6.53%

Net Return

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

Annual Net Income

£9,262.46

Adjusted To

Net Return

**6.27**%

#### **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: 2 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.







Call us on **0141 478 0985** 



Dornoch Retail Park, Dornoch, IV25 3QY



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.