

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dornoch Retail Park,  
Dornoch, IV25 3QY

216440616

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





## 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,  
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## 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

# Shop



# Kitchen



# Bathroom



# Exterior





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

£ **403,000.00**

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.



|                                       |                   |
|---------------------------------------|-------------------|
| <b>Returns Based on Rental Income</b> | <b>£2,833</b>     |
| Mortgage Payments on £302,250.00 @ 5% | <b>£1,259.38</b>  |
| Est. Building Cover (Insurance)       | <b>£15.00</b>     |
| Approx. Factor Fees                   | <b>TBC</b>        |
| Ground Rent                           | <b>Freehold</b>   |
| Letting Fees                          | <b>£283.33</b>    |
| <b>Total Monthly Costs</b>            | <b>£1,557.71</b>  |
| <b>Monthly Net Income</b>             | <b>£1,275.62</b>  |
| <b>Annual Net Income</b>              | <b>£15,307.46</b> |
| <b>Net Return</b>                     | <b>10.37%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,640.80**  
Adjusted To

Net Return                      **6.53%**

**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.



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PROPERTY ID: 216440616

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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