

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Macdonald Road, Dornoch,  
IV25 3LH

216363265

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





## Property Description

Our latest listing is in Macdonald Road, Dornoch, IV25 3LH

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom and 1 WC**

**Front and Rear gardens**

**Single car garage**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £850**

**Market Rent: £1,150**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 8%	£13,600.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£57,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £850 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	£850	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£631.25	£661.25
Monthly Net Income	£218.75	£488.75
Annual Net Income	£2,625.00	£5,865.00
Net Return	4.56%	10.18%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,565.00**  
Adjusted To

Net Return                      **6.19%**

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



Annual Net Income      **£3,315.00**  
Adjusted To

Net Return                      **5.76%**

# 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 £195,000.

 <p>£195,000</p>	<p><b>2 bedroom semi-detached house for sale</b></p> <p>Tigh Geal, Main Street, Golspie, Sutherland KW10 6TQ</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 21 Aug 2023 to 12 Feb 2024 (174 days) by Monster Moves, Golspie</p> <p>2 Bedroom Cottage   Located in the Coastal Village of Golspie   Beautifully Renovated   Stylish K...</p>	<p>+ Add to report</p>
 <p>£175,000</p>	<p><b>2 bedroom semi-detached house for sale</b></p> <p>Bishopfield Road, Dornoch, IV25</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 28 Sep 2023 to 14 Feb 2024 (139 days) by Purplebricks, covering Inverness</p> <p>Close To Many Local Amenities.   Sought After Locale   Well Maintained Private Gardens.   Two Dou...</p>	<p>+ Add to report</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**



Current term of tenancy: **9 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: 216363265

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.



**LETPROPERTY**