

LET PROPERTY PACK

INVESTMENT INFORMATION

Cnoc Dubh, Badcaul,
Garve IV23

217060613

 www.letproperty.co.uk





Property Description

Our latest listing is in Cnoc Dubh, Badcaul, Garve IV23

Get instant cash flow of **£520** per calendar month with a **3.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Cnoc Dubh, Badcaul,
Garve IV23

217060613



Property Key Features

3 Bedrooms

1 Bathroom and 1 WC

Expansive Lounge

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 195,000.00

25% Deposit	£48,750.00
Stamp Duty ADS @ 8%	£15,600.00
LBTT Charge	£1,000
Legal Fees	£1,000.00
Total Investment	£66,350.00

Projected Investment Return



The monthly rent of this property is currently set at £520 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	£520	£1,150
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£52.00	£115.00
Total Monthly Costs	£676.38	£739.38
Monthly Net Income	-£156.38	£410.63
Annual Net Income	-£1,876.50	£4,927.50
Net Return	-2.83%	7.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,627.50**
Adjusted To

Net Return **3.96%**

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

Annual Net Income **£2,002.50**
Adjusted To

Net Return **3.02%**

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 £260,000.



£260,000

3 bedroom house for sale

Custom House Street, Ullapool

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Mar 2025 by Home Sweet Home, Inverness

+ Add to report



£260,000

3 bedroom detached bungalow for sale

Morefield Crescent, Ullapool

NO LONGER ADVERTISED

Marketed from 18 May 2024 to 18 May 2024 by Anderson Shaw & Gilbert part of Ledingham Chalmers Solicitors, Inverness

+ 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**.



£1,300 pcm

4 bedroom detached house

Contin, Strathpeffer, Highland, IV14

NO LONGER ADVERTISED

Marketed from 6 Nov 2023 to 8 Feb 2024 (93 days) by YOUR MOVE, Inverness

Charming detached property in quiet area | Furnished and ready to move in | Spacious reception ro

+ Add to report



£1,200 pcm

4 bedroom semi-detached house

Hermitage Street, Evanton, Inverness Shire, IV16

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 16 Apr 2025 (8 days) by Tughan & Cochrane Property Managers, Inverness

+ Add to report

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: **5 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: 217060613

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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