

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackpark Terrace,
Inverness, IV3

220751469

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackpark Terrace, Inverness, IV3

This property has a potential to rent for **£3,500** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

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



Blackpark Terrace,
Inverness, IV3

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Property Key Features

8 Bedroom

7 Bathroom

Spacious Rooms

Driveway

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,500

Lounge



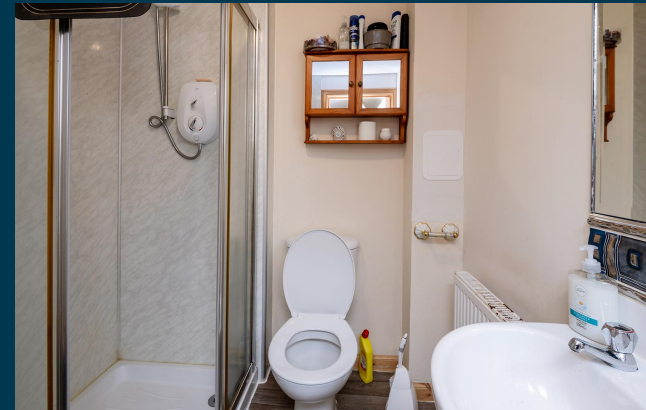
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £270,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 360,000.00

25% Deposit	£90,000.00
Stamp Duty ADS @ 8%	£28,800.00
LBTT Charge	£9,350
Legal Fees	£1,000.00
Total Investment	£129,150.00

Projected Investment Return



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	£3,500
Mortgage Payments on £270,000.00 @ 5%	£1,125.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£350.00
Total Monthly Costs	£1,490.00
Monthly Net Income	£2,010.00
Annual Net Income	£24,120.00
Net Return	18.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£17,120.00**
Adjusted To

Net Return **13.26%**

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

Annual Net Income **£18,720.00**
Adjusted To

Net Return **14.49%**

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 £435,000.



£435,000

5 bedroom detached house for sale

Woodside Crescent, Inverness, IV3 8NR

CURRENTLY ADVERTISED

Marketed from 7 Aug 2025 by Hamish Homes Ltd, Inverness

[+ Add to report](#)



£325,000

5 bedroom detached house for sale

2a Scorguie Road, Scorguie, Inverness. IV3 8QP

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Mar 2023 to 20 Jun 2023 (98 days) by Tailormade Moves, 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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Blackpark Terrace, Inverness, IV3

PROPERTY ID: 220751469

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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