

LET PROPERTY PACK

INVESTMENT INFORMATION

Graham House, Kyle, IV40

220123118

 www.letproperty.co.uk





Property Description

Our latest listing is in Graham House, Kyle, IV40

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **8.0%** 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...



Graham House, Kyle, IV40

220123118



Property Key Features

Portfolio of 2 Flats and a Commercial Unit

Spacious Area

Driveway

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,000

Commercial Area



Exterior





Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 450,000.00

25% Deposit £112,500.00

Stamp Duty ADS @ 8% £36,000.00

LBTT Charge £18,350

Legal Fees £1,000.00

Total Investment £167,850.00

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	£3,000
Mortgage Payments on £337,500.00 @ 5%	£1,406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£300.00
Total Monthly Costs	£1,721.25
Monthly Net Income	£1,278.75
Annual Net Income	£15,345.00
Net Return	9.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,345.00**
Adjusted To

Net Return **5.57%**

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

Annual Net Income **£8,595.00**
Adjusted To

Net Return **5.12%**

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 £525,000.



£525,000

4 bedroom character property for sale

Dornie, Ross-shire, IV40 8EZ

NO LONGER ADVERTISED

Marketed from 3 Apr 2025 to 20 Jun 2025 (77 days) by RE/MAX Skye Estate Agents, Skye & Wester Ross

+ Add to report



£495,000

Land for sale

Residential / Development Site, Graham House & Grounds, Dornie, Kyle, IV40 8DT

NO LONGER ADVERTISED

Marketed from 13 Apr 2023 to 5 Jun 2025 (783 days) by ASG Commercial, 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.



Graham House, Kyle, IV40

PROPERTY ID: 220123118

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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