

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Invergordon,
IV18

228814333

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Invergordon, IV18

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



High Street, Invergordon,
IV18

228814333



Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600 PM

Market Rent: £700 PM

Lounge



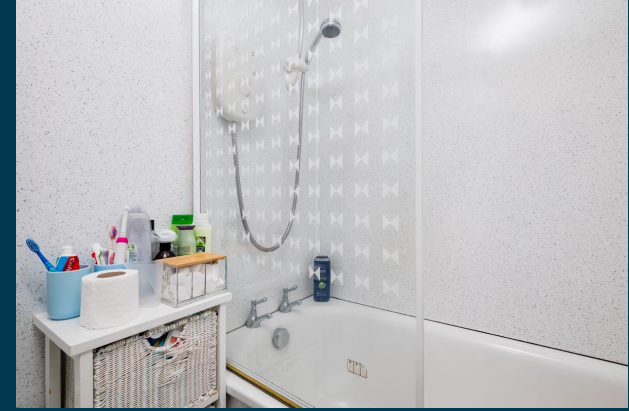
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 700



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	£600	£700
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£450.00	£460.00
Monthly Net Income	£150.00	£240.00
Annual Net Income	£1,800.00	£2,880.00
Net Return	4.43%	7.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,480.00**
Adjusted To

Net Return **3.65%**

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

Annual Net Income **£1,080.00**
Adjusted To

Net Return **2.66%**

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 £150,000.



£150,000

3 bedroom detached house for sale

+ Add to report

High Street, Invergordon, IV18

NO LONGER ADVERTISED

Marketed from 11 Jul 2024 to 24 Oct 2025 (469 days) by Yopa, Scotland & The North



£135,000

3 bedroom end of terrace house for sale

+ Add to repo

Reid Road, Invergordon, IV18

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jul 2025 to 29 Sep 2025 (69 days) by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,667 based on the analysis carried out by our letting team at **Let Property Management**.



£1,667 pcm

Property

+ Add to report

Unit 14, Clayton Court, Invergordon, IV18 0SB

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 2 Oct 2025 to 2 Oct 2025 by Graham & Sibbald, Hotels



£695 pcm

2 bedroom semi-detached house

+ Add to report

Golf View Terrace, Invergordon, IV18

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2026 to 15 Jul 2026 (8 days) by Tughan & Cochrane Property Managers, Inverness

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: **15 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.



www.letproperty.co.uk

High Street, Invergordon, IV18

PROPERTY ID: 228814333

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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