

LET PROPERTY PACK

INVESTMENT INFORMATION

Ardbreck Place, Inverness,
IV2

226648367

 www.letproperty.co.uk





Property Description

Our latest listing is in Ardbreck Place, Inverness, IV2

Get instant cash flow of **£695** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Ardbreck Place, Inverness,
IV2

226648367



Property Key Features

2 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: £1 pm

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

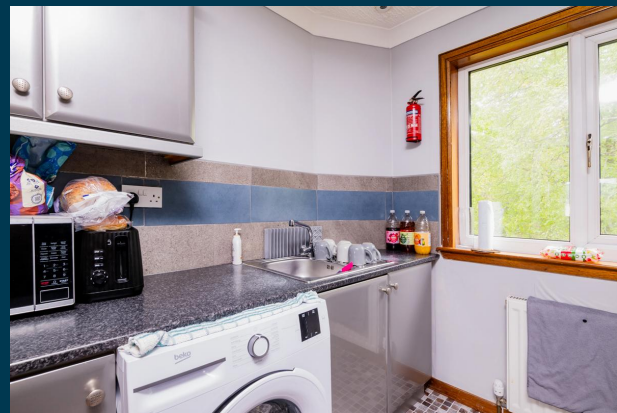
Current Rent: £695

Market Rent: £950

Lounge



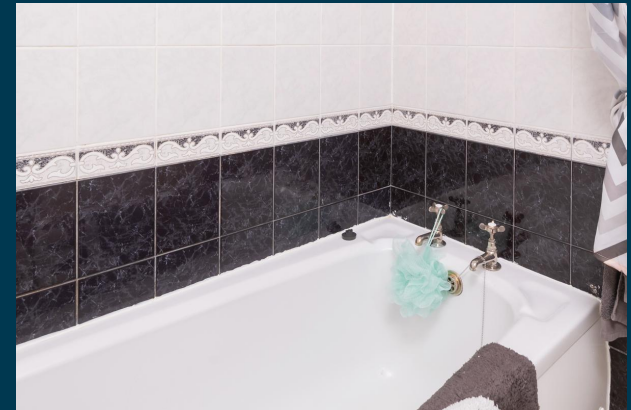
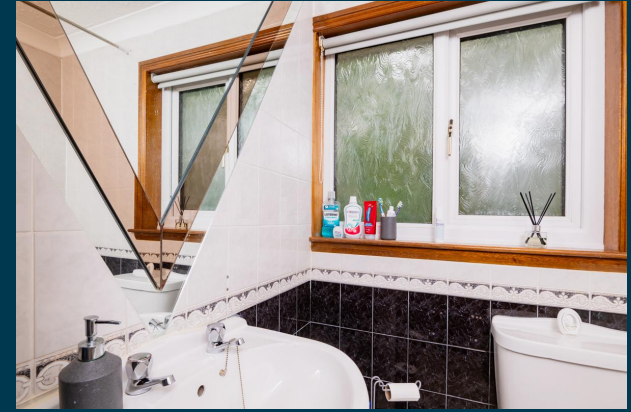
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
ADS @ 8%	£11,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£48,850.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 950



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	£695	£950
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£69.50	£95.00
Total Monthly Costs	£537.63	£563.13
Monthly Net Income	£157.38	£386.88
Annual Net Income	£1,888.50	£4,642.50
Net Return	3.87%	9.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,742.50**
Adjusted To

Net Return **5.61%**

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

Annual Net Income **£2,467.50**
Adjusted To

Net Return **5.05%**

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 £160,000.



2 bedroom flat for sale

4 Woodville Court, Culduthel, Inverness

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Nov 2019 to 24 Apr 2020 (146 days) by Innes & Mackay, Inverness

£160,000



2 bedroom maisonette for sale

58 Ardness Place, Inverness

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 17 Apr 2024 to 26 Jul 2024 (99 days) by Munro & Noble, Inverness

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

Culduthel Park, Inverness, IV2

NO LONGER ADVERTISED

Marketed from 9 Mar 2026 to 17 Mar 2026 (7 days) by OpenRent, London



£895 pcm

2 bedroom flat

Holm Farm Road, Inverness, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Feb 2026 to 27 Feb 2026 (3 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **moved within the last 2 years**

 Payment history: **On time for length of tenancy**

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: 226648367

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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