

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Old Distillery, Dingwall, IV15

226671155

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Old Distillery, Dingwall, IV15

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.4%** 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...**



Old Distillery, Dingwall,  
IV15

226671155



## Property Key Features

**4 Bedrooms**

**2 Bathrooms**

**Spacious Rooms**

**Well-Equipped Kitchen**

**Factor Fees: £120.00 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# 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	£750
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£120.00
Ground Rent	Freehold
Letting Fees	£75.00
<b>Total Monthly Costs</b>	<b>£647.50</b>
<b>Monthly Net Income</b>	<b>£102.50</b>
<b>Annual Net Income</b>	<b>£1,230.00</b>
<b>Net Return</b>	<b>2.61%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£270.00**  
Adjusted To

Net Return                      **-0.57%**

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

Annual Net Income      **-£870.00**  
Adjusted To

Net Return                      **-1.84%**

# 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 £126,250.



£126,250

## 3 bedroom maisonette for sale

Leopold Place, Dingwall, IV15

NO LONGER ADVERTISED

Marketed from 11 Nov 2023 to 15 Dec 2023 (33 days) by gLocalAgents.co.uk, Covering Nationwide

+ Add to re



£120,000

## 3 bedroom flat for sale

Old Distillery, Dingwall, IV15 9XE

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Nov 2024 to 4 Apr 2025 (127 days) by Hamish Homes Ltd, Inverness

+ Add to repo

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 4 bedroom apartment

4 Heatherley House, 22 Culduthel Road, Inverness, Highland, IV2

NO LONGER ADVERTISED

Marketed from 5 Jan 2026 to 26 Feb 2026 (52 days) by Galbraith, Inverness

+ Add to report



£1,200 pcm

## 4 bedroom apartment

4 Heatherley House, 22 Culduthel Road, Inverness, Highland, IV2

NO LONGER ADVERTISED

Marketed from 5 Jan 2026 to 26 Feb 2026 (52 days) by Galbraith, Inverness

+ Add to report



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PROPERTY ID: 226671155

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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