

LET PROPERTY PACK

INVESTMENT INFORMATION

Cromwell Street,
Stornoway, HS1

197833646

 www.letproperty.co.uk





Property Description

Our latest listing is in Cromwell Street, Stornoway, HS1

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.3%** 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...



Cromwell Street,
Stornoway, HS1

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Property Key Features

Portfolio of 2 Flats

2 Bedrooms

Spacious Living Spaces

Fitted Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £330,000.00 and borrowing of £247,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 330,000.00

| | |
|---------------------|-------------|
| 25% Deposit | £82,500.00 |
| Stamp Duty ADS @ 8% | £26,400.00 |
| LBTT Charge | £6,350 |
| Legal Fees | £1,000.00 |
| Total Investment | £116,250.00 |

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 | £2,000 |
| Mortgage Payments on £247,500.00 @ 5% | £1,031.25 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £200.00 |
| Total Monthly Costs | £1,246.25 |
| Monthly Net Income | £753.75 |
| Annual Net Income | £9,045.00 |
| Net Return | 7.78% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,045.00**
Adjusted To

Net Return **4.34%**

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

Annual Net Income **£4,095.00**
Adjusted To

Net Return **3.52%**

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 £335,000.



£335,000

3 bedroom detached house for sale

+ Add to report

8 Scaristavore, Isle of Harris, Eilean Siar, HS3

NO LONGER ADVERTISED

Marketed from 4 Aug 2025 to 17 Feb 2026 (197 days) by Galbraith, Inverness



£330,000

3 bedroom detached house for sale

+ Add to report

Aultgrishan, Gairloch, IV21

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jul 2025 to 15 Dec 2025 (144 days) by Purplebricks, covering Inverness



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Cromwell Street, Stornoway, HS1

PROPERTY ID: 197833646

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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