LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Street, Dingwall, IV15

229134774

www.letproperty.co.uk





Property Description

Our latest listing is in Mill Street, Dingwall, IV15

Get instant cash flow of **£920** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Mill Street, Dingwall, IV15

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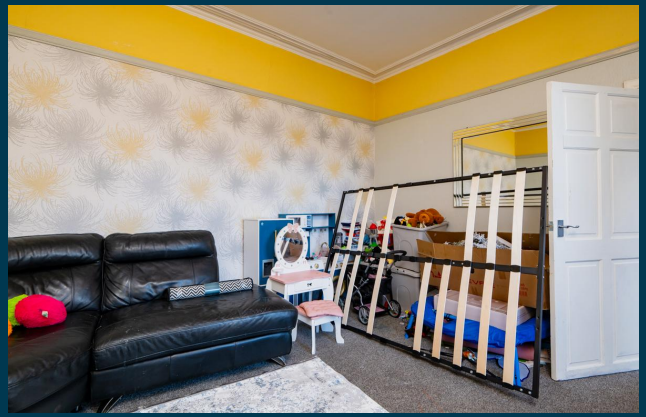
Property Key Features

- 3 Bedrooms
- 2 Bathrooms
- Spacious Rooms
- Easy access to local amenities
- Factor Fees: 0
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £920
- Market Rent: £1,150

Lounge







Kitchen

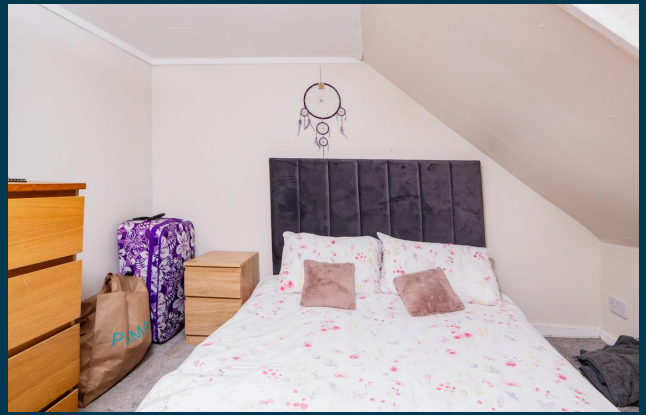






Bedrooms







Bathroom







Exterior







Initial Outlay



Outlay figures based on assumed cash purchase of 160,000.

PROPERTY VALUATION

£ 160,000

ADS @ 8%	**£12,800**
LBTT Charge	**£300**
Legal Fees	**£1,000**
Total Investment	**£174,100**

Projected Investment Return



The monthly rent of this property is currently set at £920 per calendar month but the potential market rent is £ 1,150

Returns Based on Rental Income	£920	£1,150
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£92.00	£115.00
Total Monthly Costs	£107.00	£130.00
Monthly Net Income	£813.00	£1,020.00
Annual Net Income	£9,756.00	£12,240.00
Net Return	5.60%	7.03%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£9,940**
Net Return	**5.71%**

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 £192,000.



2 bedroom semi-detached house for sale

+ Add to report

Thistle Road, Conon Bridge, IV7 8FG

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Jul 2026 to 2 Nov 2026 (107 days) by Hamish Homes, Inverness

£192,000



2 bedroom end of terrace house for sale

+ Add to report

Rowan Gardens, Conon Bridge, IV7 8FJ

CURRENTLY ADVERTISED

Marketed from 4 Aug 2026 by Hamish Homes, Inverness

£188,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

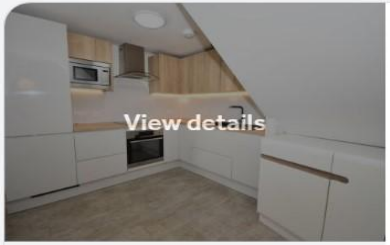
+ Add to report

High Street, Fortrose, Highland, IV10

NO LONGER ADVERTISED

Marketed from 11 Aug 2026 to 10 Sep 2026 (29 days) by YOUR MOVE, Inverness

£1,300 pcm



2 bedroom end of terrace house

+ Add to report

Alexander Place, Inverness, IV3

NO LONGER ADVERTISED

Marketed from 29 Sep 2026 to 6 Oct 2026 (7 days) by Tughan & Cochrane Property Managers, Inverness

£1,200 pcm

Current Tenant Profile

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 in 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: 229134774

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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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