

LET PROPERTY PACK

INVESTMENT INFORMATION

Merryton Crescent, Nairn,
IV12 5AQ

222027098

 www.letproperty.co.uk





Property Description

Our latest listing is in Merryton Crescent, Nairn, IV12 5AQ

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** 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...



Merryton Crescent, Nairn,
IV12 5AQ

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 8%	£13,600.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£57,600.00

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	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£115.00
Total Monthly Costs	£661.25
Monthly Net Income	£488.75
Annual Net Income	£5,865.00
Net Return	10.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,565.00**
Adjusted To

Net Return **6.19%**

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

Annual Net Income **£3,315.00**
Adjusted To

Net Return **5.76%**

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 £190,000.



£190,000

3 bedroom end of terrace house for sale

+ Add to report

15 Wilson Street, Nairn, IV12 4NY

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Nov 2024 to 3 Oct 2025 (321 days) by R & R Urquhart Property, Forres



£185,000

3 bedroom semi-detached house for sale

+ Add to report

NOW £10k BELOW HOME REPORT VALUE Society Street, Nairn

CURRENTLY ADVERTISED

Marketed from 11 Jul 2025 by E2W Property, Nairn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our letting team at **Let Property Management**.



£1,075 pcm

3 bedroom terraced house

+ Add to report

St Columbas Way, Tornagrain, Inverness, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2024 to 13 Dec 2024 (7 days) by Tughan & Cochrane Property Managers, Inverness



£1,050 pcm

3 bedroom semi-detached house

+ Add to report

Crawford Avenue, Black - Isle, Rosemarkie, IV10

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2024 to 4 Dec 2024 (40 days) by Munro & Noble, 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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: 222027098

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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