

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Reid Road, Invergordon,
IV18

196284677





PROPERTY DESCRIPTION

Our latest listing is in Reid Road, Invergordon, IV18

Rent currently agreed with tenant of **£600** per calendar month which calculates to a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Reid Road, Invergordon,
IV18

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Property Key Features

2 bedroom

1 bathroom

Well-equipped kitchen

Large garden spaces

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £600

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£100,000

10% Deposit (£5,000 Minimum) **£10,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£16,000**

Purchase Balance **£90,000**

ADS @ 8% **£8,000**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£100,000**

Your total all in costs would be ~£100,000 after taxes and fees based on a purchase price of £100,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £125,000.

 £125,000	2 bedroom terraced house for sale Golf View Terrace, Invergordon, IV18 0HN NO LONGER ADVERTISED Marketed from 1 Apr 2025 to 10 Jul 2025 (99 days) by Hamish Homes Ltd, Inverness Quiet Position Near Invergordon Distillery Open Plan Sitting And Dining Space Two Double Bedr...	+ Add to report
 £120,000	2 bedroom end of terrace house for sale Clyde Street, Invergordon, IV18 CURRENTLY ADVERTISED Marketed from 30 Sep 2025 by Yopa, Scotland & The North Easy Access to Inverness, Tain and Dornoch Active Harbour Wide Range of Shops and Services in...	+ Add to report

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 lettings team.



£1,300 pcm

2 bedroom terraced house

High Street, Fortrose, Highland, IV10

CURRENTLY ADVERTISED

Marketed from 11 Aug 2026 by YOUR MOVE, Inverness

+ Add to report

Charming 2-Bedroom Flat – Fortrose High Street Welcome to this charming 2-bedroom flat in Fortros...



£1,100 pcm

2 bedroom terraced house

Wester Cairnglass, Inverness-Shire, Gollanfield, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Mar 2026 to 19 May 2026 (77 days) by Macleod & MacCallum, Inverness

+ Add to report

Situated in semi-rural location | Easy access to A96 | Modern property | Viewing highly recommend...



Reid Road, Invergordon, IV18

PROPERTY ID: 196284677

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.