

LET PROPERTY PACK

INVESTMENT INFORMATION

Lomond Way, Inverness,
IV3

228792944

 www.letproperty.co.uk





Property Description

Our latest listing is in Lomond Way, Inverness, IV3

Get instant cash flow of **£675** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.2%** 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...



Lomond Way, Inverness,
IV3

228792944



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Polished Interior

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £675

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

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.



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£675	£750
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.50	£75.00
Total Monthly Costs	£426.25	£433.75
Monthly Net Income	£248.75	£316.25
Annual Net Income	£2,985.00	£3,795.00
Net Return	8.00%	10.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,295.00**
Adjusted To

Net Return **6.15%**

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

Annual Net Income **£2,145.00**
Adjusted To

Net Return **5.75%**

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 £120,000.



1 bedroom maisonette for sale

[+ Add to report](#)

27 Blarmore Avenue, Inverness

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Mar 2023 to 30 Jun 2023 (91 days) by Innes & Mackay, Inverness

£120,000



1 bedroom ground floor flat for sale

[+ Add to report](#)

63 Balnafettack Road, Inverness

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 5 Sep 2023 to 6 Nov 2023 (62 days) by Innes & Mackay, Inverness

£115,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

1 bedroom flat

Hill Street, Crown, Inverness, IV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Aug 2025 to 9 Sep 2025 (21 days) by Munro & Noble, Inverness

+ Add to report



£780 pcm

1 bedroom flat

5 Merchant House, Castle Street, Inverness, Inverness-Shire, IV2

NO LONGER ADVERTISED

Marketed from 15 Sep 2022 to 23 Feb 2023 (160 days) by Macleod & MacCallum, Inverness

+ Add to report

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: **Yes**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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Lomond Way, Inverness, IV3

PROPERTY ID: 228792944

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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