

# LET PROPERTY PACK

## INVESTMENT INFORMATION

15 La Scala Apartment,  
Strothers Lane, M1 1LL

193601434

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in 15 La Scala Apartment, Strothers Lane, IV1 1LL

Get instant cash flow of **£900.00** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**With a space in great condition, a location with close proximity to local amenities and a rewarding rental return, this property will prove to be a reliable long term addition to an investors portfolio.**

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



15 La Scala Apartment,  
Strothers Lane, IV1 1LL

193601434



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Ideal Rental Location**

**Modern Interior**

**Factor Fees: £0.00**

**Current Rent: £900.00**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 147,000.00

25% Deposit	£36,750.00
Stamp Duty ADS @ 6%	£8,820.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£45,750.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £900.00 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£900.00	£1,000
Mortgage Payments on £108,750.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£90.00	£100.00
<b>Total Monthly Costs</b>	<b>£564.38</b>	<b>£574.38</b>
<b>Monthly Net Income</b>	<b>£335.63</b>	<b>£425.63</b>
<b>Annual Net Income</b>	<b>£4,027.50</b>	<b>£5,107.50</b>
<b>Net Return</b>	<b>8.65%</b>	<b>10.97%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,107.50**  
Adjusted To

Net Return                      **6.67%**

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


Annual Net Income      **£2,902.50**  
Adjusted To

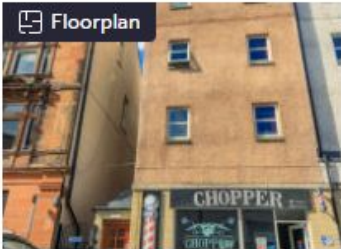
Net Return                      **6.23%**

# 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 £150,000.00.

 Floorplan



£150,000

**2 bedroom apartment for sale** [+ Add to report](#)


Strothers Lane, Inverness, IV1 1LL


NO LONGER ADVERTISED **SOLD STC**

City centre penthouse apartment | Prime city centre location |  
Two bedrooms | Master bedroom with...

SOLD PRICE HISTORY

1 Feb 2023	£142,500
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 Floorplan



£140,000

**2 bedroom flat for sale** [+ Add to report](#)

La Scala Apartments, Strothers Lane,  
Inverness, Highland, IV1

NO LONGER ADVERTISED **SOLD STC**

EPC = B | Council Tax = C | Factoring Fees = £65-£70/month

Marketed from 2 Jun 2022 to 12 Aug 2022 (71 days) by Your Move, Inverness

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 2 bedroom penthouse

Castle Street, Inverness, Inverness-Shire, IV2

+ Add to report

NO LONGER ADVERTISED LET AGREED

City centre location | Newly built apartment

Marketed from 15 Sep 2022 to 24 Nov 2022 (69 days) by Macleod & MacCallum, Inverness



£950 pcm

## 3 bedroom flat

Union Road, Inverness, IV2

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1598972

Marketed from 16 Jan 2023 to 24 Jan 2023 (7 days) by OpenRent, London

# 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**
-  Standard Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

15 La Scala Apartment, Strothers Lane, IV1  
1LL

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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