

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Glenbervie Road,  
Aberdeen, AB11

220325753

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





## Property Description

Our latest listing is in Glenbervie Road, Aberdeen, AB11

Get instant cash flow of **£550** per calendar month with a **14.7%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **17.3%** if the rent was increased to market rate.

**With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!**

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



Glenbervie Road,  
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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £650**



# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Outlay figures based on assumed cash purchase of £45,000.

## PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment **£49,600**

# Projected Investment Return



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

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£65.00
Total Monthly Costs	£70.00	£80.00
Monthly Net Income	£480.00	£570.00
Annual Net Income	£5,760.00	£6,840.00
Net Return	11.61%	13.79%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,540**  
Adjusted To

Net Return                      **11.17%**





# 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 £70,000.



£70,000

## 1 bedroom flat for sale

+ Add to repo

73 Walker Road, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 20 May 2022 to 8 Aug 2022 (80 days) by Purplebricks, covering Aberdeen



£65,000

## 1 bedroom flat for sale

+ Add to report

Tullos Crescent, Aberdeen, AB11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jan 2025 by Yopa, Scotland & The North

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

Victoria Road, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 27 May 2025 to 4 Jun 2025 (7 days) by OpenRent, London

+ Add to report



£635 pcm

## 1 bedroom flat

Victoria Road, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2024 to 4 Jul 2024 (80 days) by DJ Alexander, Aberdeen

+ Add to report

# 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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Glenbervie Road, Aberdeen, AB11

PROPERTY ID: 220325753

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.



**LETPROPERTY**