

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gerrard Street, Aberdeen,  
AB25

224080446

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





## Property Description

Our latest listing is in Gerrard Street, Aberdeen, AB25

This property has a potential to rent for **£498** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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AB25

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## Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

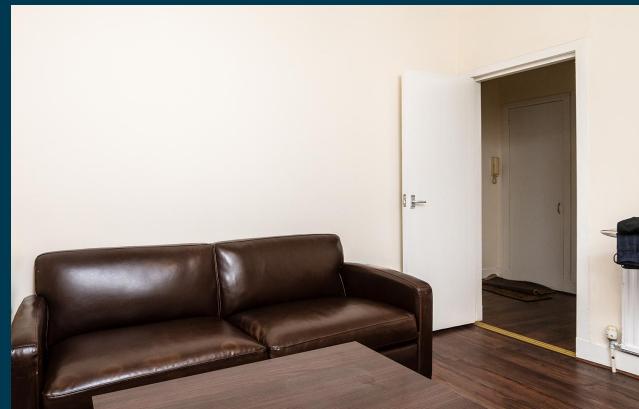
Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £498

# Lounge



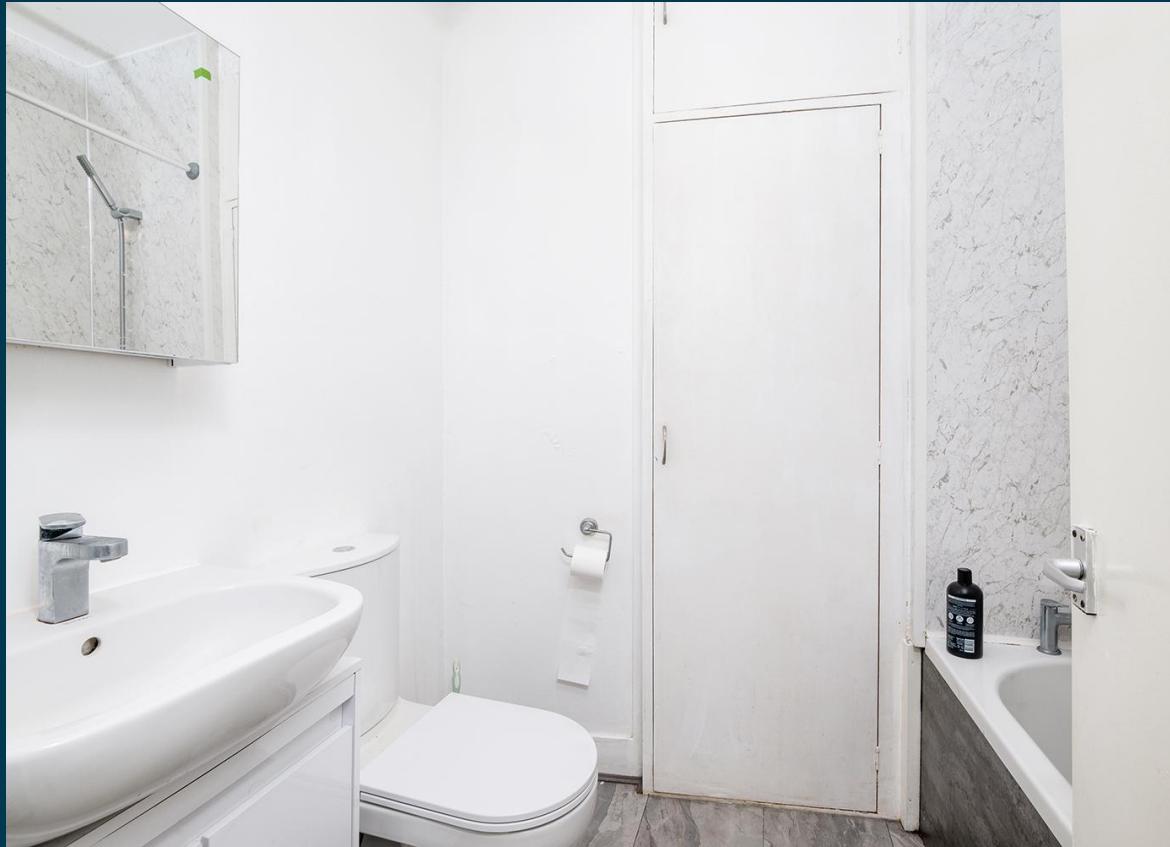
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£22,450.00</b>

# Projected Investment Return



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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	£498
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£49.80
<b>Total Monthly Costs</b>	<b>£267.93</b>
<b>Monthly Net Income</b>	<b>£230.08</b>
<b>Annual Net Income</b>	<b>£2,760.90</b>
<b>Net Return</b>	<b>12.30%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£1,764.90**  
Adjusted To

Net Return **7.86%**

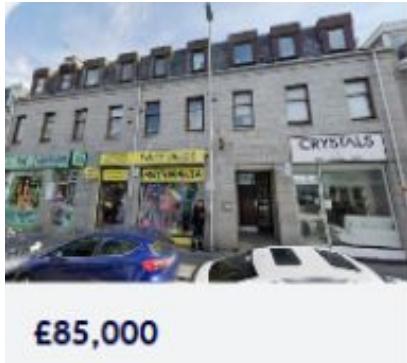
**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income **£1,785.90**  
Adjusted To

Net Return **7.96%**

# 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 £85,000.

A photograph showing the exterior of a two-story building with several windows and a grey stone facade. A blue car is parked in front of the building. The address '290G, George Street, Aberdeen, AB251HL' is visible on the building's facade.

## 1 bedroom flat for sale

+ Add to report

290G, George Street, Aberdeen, AB251HL

NO LONGER ADVERTISED

£85,000

Marketed from 28 Aug 2023 to 29 Aug 2023 (1 days) by Future Property Auctions, Glasgow

A photograph of a living room with light-colored walls. A dark brown sofa is positioned against the wall, and a wooden coffee table sits on a light-colored rug in the center of the room. A small side table with a lamp is also visible.

## 1 bedroom flat for sale

+ Add to report

Charlotte Street, The City Centre, Aberdeen, AB25

NO LONGER ADVERTISED

£75,000

Marketed from 9 Nov 2023 to 7 Oct 2024 (333 days) by Northwood, Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

**1 bedroom flat**

[+ Add to report](#)

St Andrew Street, 31 St Andrew Street, Aberdeen, AB25 1JA

**NO LONGER ADVERTISED**

Marketed from 14 Apr 2024 to 27 Jun 2024 (74 days) by Fearn Malone, Coventry



£740 pcm

**1 bedroom flat**

[+ Add to report](#)

Fraser Studios, 140 Causewayend, Aberdeen, AB25 3TN

**NO LONGER ADVERTISED**

Marketed from 14 Apr 2024 to 27 Jun 2024 (74 days) by Fearn Malone, Coventry

# 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**



Current term of tenancy: **N/A**



Standard Tenancy Agreement In Place: **N/A**



Payment history: **N/A**



Fully compliant tenancy: **N/A**

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.



Gerrard Street, Aberdeen, AB25

PROPERTY ID: 224080446

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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