

LET PROPERTY PACK

INVESTMENT INFORMATION

Glendale Mews, Union
Glen, Aberdeen, AB11

223131258

 www.letproperty.co.uk





Property Description

Our latest listing is in Glendale Mews, Union Glen, Aberdeen, AB11

Get instant cash flow of **£750** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



LET PROPERTY



Glendale Mews, Union
Glen, Aberdeen, AB11

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Property Key Features

2 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

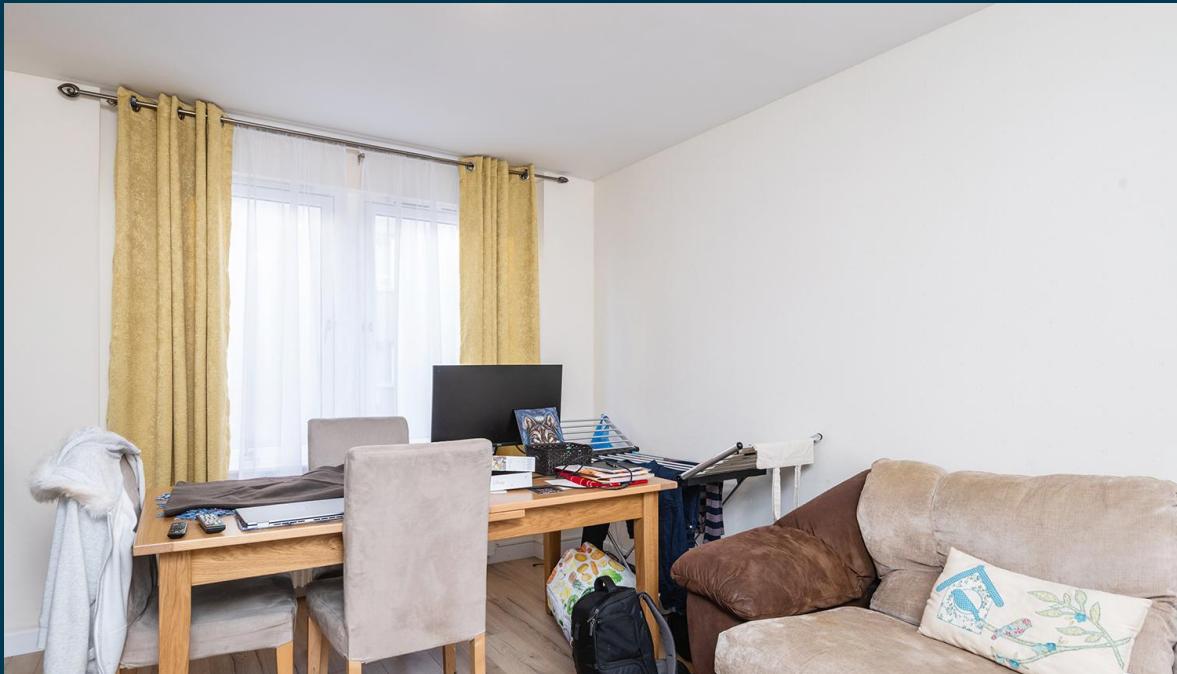
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £778

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit £25,000.00

Stamp Duty ADS @ 8% £8,000.00

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £34,000.00

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.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 778

Returns Based on Rental Income	£750	£778
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		FREEHOLD
Letting Fees	£75.00	£77.80
Total Monthly Costs	£402.50	£405.30
Monthly Net Income	£347.50	£372.70
Annual Net Income	£4,170.00	£4,472.40
Net Return	12.26%	13.15%

Return Stress Test Analysis Report



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

Annual Net Income	£2,916.40
Adjusted To	
Net Return	8.58%

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

Annual Net Income	£2,972.40
Adjusted To	
Net Return	8.74%

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.



2 bedroom flat for sale



343k Union Street, Aberdeen AB11 6BS

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Aug 2023 to 29 Oct 2024 (439 days) by EweMove, Covering Scotland

£85,000



2 bedroom flat for sale

Bon Accord Street, Aberdeen

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Jul 2023 to 21 Jul 2023 (15 days) by Auction House Scotland, Glasgow

£85,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Cuparstone Place, Balmano Apartments, Aberdeen, AB10

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2026 to 16 Feb 2026 (39 days) by DJ Alexander, Aberdeen

£950 pcm



2 bedroom flat

Albury Mansions, City Centre, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Nov 2025 to 8 Jan 2026 (58 days) by DJ Alexander, Aberdeen

£890 pcm

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: **1 year+**



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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Glendale Mews, Union Glen, Aberdeen,
AB11

PROPERTY ID: 223131258



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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