

LET PROPERTY PACK

INVESTMENT INFORMATION

Queens Road, Boddam,
Peterhead, AB42 3AX

224262328

 www.letproperty.co.uk





Property Description

Our latest listing is in Queens Road, Boddam, Peterhead, AB42 3AX

Get instant cash flow of **£300** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£521** which would provide the investor a Gross Yield of **12.5%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £300

Market Rent: £521

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8% **£4,000**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment **£55,000**

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 £300 per calendar month but the potential market rent is

£ 521

| Returns Based on Rental Income | £300 | £521 |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £30.00 | £52.10 |
| Total Monthly Costs | £45.00 | £67.10 |
| Monthly Net Income | £255.00 | £453.90 |
| Annual Net Income | £3,060.00 | £5,446.80 |
| Net Return | 5.56% | 9.90% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,405**
Adjusted To

Net Return **8.01%**

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 £60,000.



£60,000

2 bedroom flat for sale

Raemoss Road, Peterhead, AB42

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 4 Feb 2026 by Yopa, Scotland & The North

+ Add to report



£60,000

2 bedroom apartment for sale

Victoria Road, Peterhead, AB42

CURRENTLY ADVERTISED

Marketed from 18 Dec 2025 by Low & Partners, Aberdeen

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

+ Add to report

Prunier Drive, Peterhead, AB42

NO LONGER ADVERTISED

Marketed from 23 Mar 2025 to 1 Apr 2025 (8 days) by OpenRent, London



£530 pcm

2 bedroom flat

+ Add to report

7 Chapel Street, Peterhead, Aberdeenshire, AB42

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2025 to 10 Feb 2026 (61 days) by DJ Alexander, Inverurie

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.



www.letproperty.co.uk

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3AX

PROPERTY ID: 12345678

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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