

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fraser Street, Aberdeen,  
AB25

224949467

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





## Property Description

Our latest listing is in Fraser Street, Aberdeen, AB25

Get instant cash flow of **£600** per calendar month with a **14.4%** Gross Yield for investors.

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...



Fraser Street, Aberdeen,  
AB25

224949467



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Prime Location**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8%	<b>£4,000</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£55,000</b>

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£600</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£60.00</b>
<b>Total Monthly Costs</b>	<b>£75.00</b>
<b>Monthly Net Income</b>	<b>£525.00</b>
<b>Annual Net Income</b>	<b>£6,300.00</b>
<b>Net Return</b>	<b>11.45%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,100**  
Adjusted To

Net Return                      **9.27%**



# 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 £75,000.



## 1 bedroom flat for sale

+ Add to

Catherine Street, Aberdeen, Aberdeenshire

**NO LONGER ADVERTISED**

Marketed from 21 Jul 2021 to 29 Oct 2021 (100 days) by Springbok Properties, Nationwide



## 1 bedroom flat for sale

+ Add to r

George Street, Aberdeen, AB25

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 4 Dec 2018 to 16 Jun 2023 (1654 days) by Purplebricks, covering Aberdeen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

## 1 bedroom flat

Fraser Road, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 27 Jun 2025 to 24 Jul 2025 (26 days) by OpenRent, London

+ Add to report



£620 pcm

## 1 bedroom flat share

ABERDEEN | STUDENT | SEPTEMBER | AB25

NO LONGER ADVERTISED

Marketed from 9 Sep 2025 to 15 Sep 2025 (5 days) by Skylets, Newcastle upon Tyne

+ 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: **3 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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Fraser Street, Aberdeen, AB25

PROPERTY ID: 224949467

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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