

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Raeburn Place, Aberdeen,  
AB25 1PP

224574560

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





## Property Description

Our latest listing is in Raeburn Place, Aberdeen, AB25 1PP

Get instant cash flow of **£585** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** 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...**



Raeburn Place, Aberdeen,  
AB25 1PP

224574560



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £585**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 70,000.00

25% Deposit	<b>£17,500.00</b>
Stamp Duty ADS @ 8%	<b>£5,600.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£24,100.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month but the potential market rent is

£ 600



Returns Based on Rental Income	£585	£600
Mortgage Payments on £52,500.00 @ 5%	<b>£218.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>FREEHOLD</b>	
Letting Fees	<b>£58.50</b>	<b>£60.00</b>
<b>Total Monthly Costs</b>	<b>£292.25</b>	<b>£293.75</b>
<b>Monthly Net Income</b>	<b>£292.75</b>	<b>£306.25</b>
<b>Annual Net Income</b>	<b>£3,513.00</b>	<b>£3,675.00</b>
<b>Net Return</b>	<b>14.58%</b>	<b>15.25%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,475.00**  
Adjusted To

Net Return                      **10.27%**

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

Annual Net Income      **£2,625.00**  
Adjusted To

Net Return                      **10.89%**

# 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 £80,000.



£80,000

## 1 bedroom flat for sale

+ Add to report

Kittybrewster Square, Aberdeen, AB25

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2024 to 27 Nov 2025 (519 days) by Purplebricks, covering Aberdeen



£70,000

## 1 bedroom apartment for sale

+ Add to report

c Baker Street, Aberdeen

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Oct 2025 by Compass Estates, Livingston

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £660 based on the analysis carried out by our letting team at **Let Property Management**.



£660 pcm

## 1 bedroom flat

+ Add to report

Chestnut Row, City Centre, Aberdeen, AB25

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2025 to 3 Sep 2025 (14 days) by DJ Alexander, Aberdeen



£650 pcm

## 1 bedroom flat

+ Add to report

Raeburn Place, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 13 Aug 2025 to 17 Aug 2025 (4 days) by OpenRent, London

# 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**

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

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PROPERTY ID: 224574560

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**