

# LET PROPERTY PACK

## INVESTMENT INFORMATION

George Street, Huntly,  
AB54 8BT

195069855

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





## Property Description

Our latest listing is in George Street, Huntly, AB54 8BT

Get instant cash flow of **£750.00** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**With a location that allows for easy access to countless amenities and a long term tenant currently situated, this could be the perfect addition to an investors portfolio!**

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



George Street, Huntly,  
AB54 8BT

195069855



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Four Piece Bathroom**

**Factor Fees: £0.00**

**Current Rent: £750.00**

**Market Rent: £1,250**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 210,000.00

25% Deposit	£52,500.00
Stamp Duty ADS @ 6%	£12,600.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£66,100.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 1,250

Returns Based on Rental Income	£750.00	£1,250
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£75.00	£125.00
<b>Total Monthly Costs</b>	<b>£746.25</b>	<b>£796.25</b>
<b>Monthly Net Income</b>	<b>£3.75</b>	<b>£453.75</b>
<b>Annual Net Income</b>	<b>£45.00</b>	<b>£5,445.00</b>
<b>Net Return</b>	<b>0.07%</b>	<b>8.24%</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      **£2,945.00**  
Adjusted To

Net Return                      **4.46%**

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

Annual Net Income      **£2,295.00**  
Adjusted To

Net Return                      **3.47%**

# 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 £175,000.00.



## 3 bedroom semi-detached house for sale

George Street, Huntly

NO LONGER ADVERTISED UNDER OFFER

### Key features

IMMACULATE AND VERY SPACIOUS 3 BEDROOM COTTAGE We are delighted to have been instructed to market this superb 3 bedroom ...

Marketed from 8 Dec 2021 to 21 Jun 2022 (194 days) by RE/MAX Property Marketing Centre, Aberdeen

### Sold price history

23 Mar 2022	£175,000
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+ Add to report



## 2 bedroom semi-detached house for sale

4 King Street, Huntly, AB54 8DH

NO LONGER ADVERTISED

### Key features

Traditional semi-detached two-bedroom stone and slate dwelling.

Marketed from 7 Jul 2022 to 12 Oct 2022 (97 days) by McEwan Fraser Legal, Aberdeen

### Sold price history

13 Oct 2022	£160,000
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+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250.00 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 3 bedroom detached house

Netherdale, Turriff, AB53

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1525645

Marketed from 21 Oct 2022 to 23 Jan 2023 (93 days) by OpenRent, London



£995 pcm

## 3 bedroom house

Commerce Street, Inch, Aberdeenshire, AB52

+ Add to report

NO LONGER ADVERTISED LET AGREED






Spacious Family Home | Modern New Build | 3/4 Bedrooms | EPC B | Landlord Registration 55373/110/...

Marketed from 21 Dec 2021 to 2 Mar 2022 (70 days) by Stonehouse Lettings, Kemnay

# 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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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)

George Street, Huntly, AB54 8BQ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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