

LET PROPERTY PACK

INVESTMENT INFORMATION

Aberdeen Place,
Scarborough, YO11 1XR

214292044

 www.letproperty.co.uk





Property Description

Our latest listing is in Aberdeen Place, Scarborough, YO11 1XR

Get instant cash flow of **£660** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£720** which would provide the investor a Gross Yield of **6.3%** 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...



Aberdeen Place,
Scarborough, YO11 1XR

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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £660

Market Rent: £720

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



The monthly rent of this property is currently set at £660 per calendar month but the potential market rent is

£720



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.



Returns Based on Rental Income	£660	£720
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£66.00	£72.00
Total Monthly Costs	£512.25	£518.25
Monthly Net Income	£147.75	£201.75
Annual Net Income	£1,773.00	£2,421.00
Net Return	4.47%	6.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£981.00**
Adjusted To

Net Return **2.47%**

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


Annual Net Income **£351.00**
Adjusted To

Net Return **0.89%**

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 £145,000.



£145,000

2 bedroom flat for sale


Scalby Road, Scarborough

CURRENTLY ADVERTISED

Marketed from 15 Mar 2023 by Tipple Underwood Estate Agents, Scarborough

First Floor Apartment | Two Bedrooms | Well Presented | Gas Heating And UPVC Double Glazing

+ Add to report



£140,000

2 bedroom flat for sale

Princess Royal Terrace, Scarborough, North Yorkshire

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Sep 2024 by Liam Darrell Estate Agents, Scarborough


GROUND FLOOR, TWO BEDROOM APARTMENT | PRIVATE OFF STREET CAR PARKING SPACE | PRIVATE GRAVELLED RE...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £745 based on the analysis carried out by our letting team at **Let Property Management**.



£745 pcm

2 bedroom flat

Cromwell Road, Scarborough, YO11

CURRENTLY ADVERTISED

Marketed from 15 Jan 2025 by OpenRent, London

No Agent Fees | Property Reference Number: 2352740

+ Add to report



£725 pcm

2 bedroom flat

4 Cambridge Terrace

NO LONGER ADVERTISED **LET AGREED**

Marketed from 16 Aug 2024 to 2 Oct 2024 (47 days) by Tower Estates, Scarborough

South Cliff | First Floor | Newly Refurbished | Modern | Seperate Fitted Kitchen | Gas Central He...

+ Add to report

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: **2 years+**



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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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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