

LET PROPERTY PACK

INVESTMENT INFORMATION

Seaton Place, Aberdeen,
AB24

220072043

 www.letproperty.co.uk





Property Description

Our latest listing is in Seaton Place, Aberdeen, AB24

Get instant cash flow of **£1,500** per calendar month with a **10.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Seaton Place, Aberdeen,
AB24

220072043



Property Key Features

Portfolio of 3 Flats

Own Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,500

Lounge



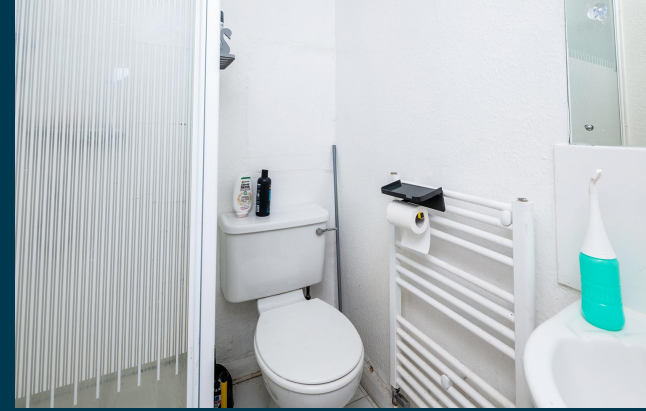
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 180,000.00

25% Deposit	£45,000.00
Stamp Duty ADS @ 8%	£14,400.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£61,100.00

Projected Investment Return



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	£1,500
Mortgage Payments on £135,000.00 @ 5%	£562.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£150.00
Total Monthly Costs	£727.50
Monthly Net Income	£772.50
Annual Net Income	£9,270.00
Net Return	15.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,270.00**
Adjusted To

Net Return **10.26%**

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

Annual Net Income **£6,570.00**
Adjusted To

Net Return **10.75%**

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 £200,000.



£200,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Ellon Road, Bridge of Don, Aberdeen, AB23

NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 1 May 2024 (85 days) by Express Estate Agency, Nationwide



£135,000

3 bedroom end of terrace house for sale

[+ Add to report](#)

6 School Walk, Aberdeen, AB24 1XX

NO LONGER ADVERTISED

Marketed from 5 Apr 2022 to 14 Jul 2023 (464 days) by McEwan Fraser Legal, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom flat

Lord Hays Grove, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 26 May 2023 to 28 Jun 2023 (32 days) by Belvoir, Aberdeen

+ Add to report



£1,200 pcm

3 bedroom flat

Lord Hays Grove, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 25 May 2025 (4 days) by Aberdeen Property Leasing, Aberdeen

+ 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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Seaton Place, Aberdeen, AB24

PROPERTY ID: 220072043

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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