

LET PROPERTY PACK

INVESTMENT INFORMATION

Seaton Place, Aberdeen,
AB24

221472584

 www.letproperty.co.uk





Property Description

Our latest listing is in Seaton Place, Aberdeen, AB24

Get instant cash flow of **£1,200** per calendar month with a **12.0%** 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

221472584



Property Key Features

Portfolio of 2 Flats

Own Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,200

Lounge



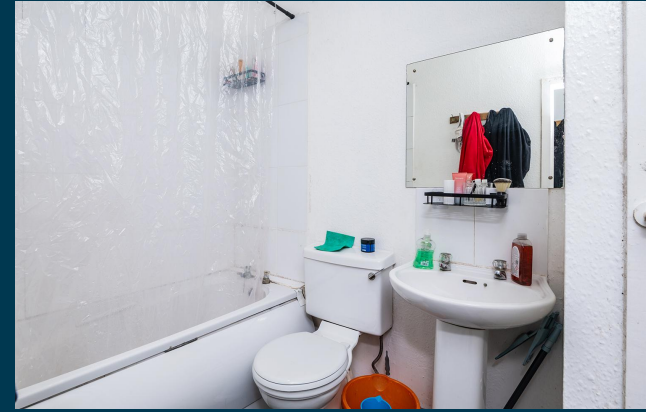
Kitchen



Bedrooms



Bathroom



Exterior





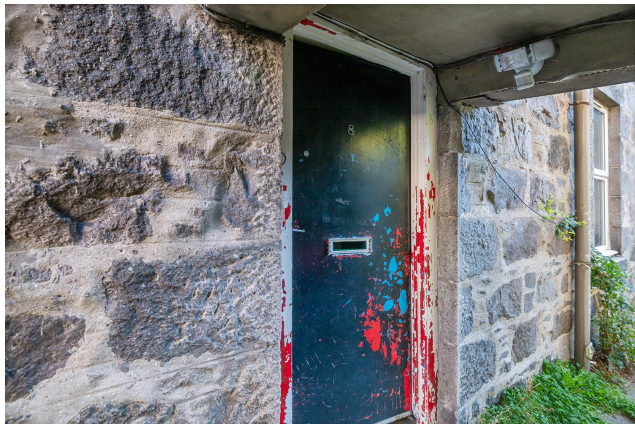
Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 8%	£9,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£40,600.00

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	£1,200
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£510.00
Monthly Net Income	£690.00
Annual Net Income	£8,280.00
Net Return	20.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,880.00**
Adjusted To

Net Return **14.48%**

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

Annual Net Income **£6,480.00**
Adjusted To

Net Return **15.96%**

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 £135,000.



£135,000

2 bedroom end of terrace house for sale

6 School Walk, Seaton, Aberdeen, AB24

CURRENTLY ADVERTISED

Marketed from 28 May 2025 by Northwood, Aberdeen

+ Add to report



£120,000

2 bedroom flat for sale

Lord Hay's Grove, Aberdeen, AB24

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Sep 2024 to 25 Jun 2025 (285 days) by Purplebricks, covering Aberdeen

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

+ Add to report

Ocean Apartments, 52-54 Park Road, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2025 to 2 Sep 2025 (18 days) by DJ Alexander, Aberdeen



£875 pcm

2 bedroom apartment

+ Add to report

Lord Hay's Grove, Old Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jul 2025 to 6 Aug 2025 (9 days) by Martin & Co, Aberdeen

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: 221472584

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