

LET PROPERTY PACK

INVESTMENT INFORMATION

Urquhart Road, Aberdeen,
AB24

220870810

 www.letproperty.co.uk





Property Description

Our latest listing is in Urquhart Road, Aberdeen, AB24

Get instant cash flow of **£450** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£587** which would provide the investor a Gross Yield of **10.2%** 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...



Urquhart Road,
Aberdeen, AB24

220870810



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £587

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 69,000.00

25% Deposit	£17,250.00
Stamp Duty ADS @ 8%	£5,520.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,770.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 587

Returns Based on Rental Income	£450	£587
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£58.70
Total Monthly Costs	£275.63	£289.33
Monthly Net Income	£174.38	£297.68
Annual Net Income	£2,092.50	£3,572.10
Net Return	8.80%	15.03%

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 **£2,398.10**
Adjusted To

Net Return **10.09%**

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

Annual Net Income **£2,537.10**
Adjusted To

Net Return **10.67%**

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 £72,500.



£72,500

1 bedroom flat for sale

+ Add to report

Park Road Court, The Beach, Aberdeen, AB24

NO LONGER ADVERTISED

Marketed from 25 Jun 2025 to 5 Sep 2025 (71 days) by Northwood, Aberdeen



£70,000

1 bedroom flat for sale

+ Add to report

30 Park Road, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Nov 2024 to 27 Jan 2025 (60 days) by EweMove, Covering Scotland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

+ Add to report

Seaforth Road, King Street, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 12 Jun 2025 (56 days) by DJ Alexander, Aberdeen



£675 pcm

1 bedroom flat

+ Add to report

Nelson Court, off King Street, First Floor, AB24

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 14 May 2025 (20 days) by Aberdeen Property Leasing, 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: **15+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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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Urquhart Road, Aberdeen, AB24

PROPERTY ID: 220870810

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