

LET PROPERTY PACK

INVESTMENT INFORMATION

Bon-Accord Street,
Aberdeen, AB11

221131474

 www.letproperty.co.uk





Property Description

Our latest listing is in Bon-Accord Street, Aberdeen, AB11

Get instant cash flow of **£350** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.9%** 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...



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221131474



Property Key Features

Bright and Welcoming Reception Area

Excellent Visibility From the Street

Ample Natural Light

Spacious Open-Plan Layout

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £500

Primary Business Areas



Primary Business Areas



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£350	£500
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£35.00	£50.00
Total Monthly Costs	£221.88	£236.88
Monthly Net Income	£128.13	£263.13
Annual Net Income	£1,537.50	£3,157.50
Net Return	8.03%	16.49%

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 **£2,157.50**
Adjusted To

Net Return **11.27%**

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

Annual Net Income **£2,332.50**
Adjusted To

Net Return **12.18%**

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 £90,000.

 £90,000	1 bedroom terraced house for sale + Add Gardner Walk, Aberdeen, AB12 CURRENTLY ADVERTISED Marketed from 22 Jul 2025 by Yopa, Scotland & The North
 £60,000	1 bedroom detached bungalow for sale + Add 5 Farquhar Road, Aberdeen, AB11 8RY NO LONGER ADVERTISED Marketed from 4 Mar 2025 to 5 Jun 2025 (92 days) by Prime Property Auctions (Scotland) L

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom semi-detached house

+ Ad

Cromwell Gardens, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 20 Mar 2025 (13 days) by Margaret Duffus Leasing, Aberdeen



£650 pcm

1 bedroom semi-detached bungalow

+

Colville Place, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2025 to 6 Aug 2025 (11 days) by Martin & Co, Aberdeen



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PROPERTY ID: 221131474

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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