

LET PROPERTY PACK

INVESTMENT INFORMATION

Saltoun Square, Fraserburgh,
AB43

220458832

 www.letproperty.co.uk





Property Description

Our latest listing is in Saltoun Square,
Fraserburgh, AB43

This property has a potential to rent for **£2,940** which would provide the investor a Gross Yield of **16.4%** 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...



Saltoun Square,
Fraserburgh, AB43

220458832



Property Key Features

6 Bedrooms

3 Bathrooms

**Residential and Storage Accommodation with
Outhouse Building**

Bright and Spacious Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,940

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 215,000.00

25% Deposit	£53,750.00
Stamp Duty ADS @ 8%	£17,200.00
LBTT Charge	£1,400
Legal Fees	£1,000.00
Total Investment	£73,350.00

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	£2,940
Mortgage Payments on £161,250.00 @ 5%	£671.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£294.00
Total Monthly Costs	£980.88
Monthly Net Income	£1,959.13
Annual Net Income	£23,509.50
Net Return	32.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£17,629.50**
Adjusted To

Net Return **24.03%**

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

Annual Net Income **£20,284.50**
Adjusted To

Net Return **27.65%**

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 £300,000.



£300,000

7 bedroom stone house for sale

+ Add to rep

Saltoun Place, Fraserburgh, AB43

NO LONGER ADVERTISED

Marketed from 21 Apr 2023 to 1 Oct 2024 (529 days) by Purplebricks, covering Aberdeen



£275,000

25 bedroom apartment for sale

+ Add to rep

PORTFOLIO INCLUDING Royal Hotel, 63 Broad Street, Fraserburgh, Aberdeenshire, AB4

NO LONGER ADVERTISED

Marketed from 30 Jun 2025 to 10 Jul 2025 (9 days) by Town & Country North West, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

5 bedroom semi-detached house

+ Add to report

Rubislaw Den South, The West End, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 9 May 2025 to 9 May 2025 by Northwood, Aberdeen



£3,978 pcm

6 bedroom apartment

+ Add to report

Schoolhill, Aberdeen, Aberdeenshire, AB10

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 1 Oct 2024 (25 days) by Dandara Living, Scotland, The Point



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PROPERTY ID: 220458832

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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