

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Torry,
Aberdeen, AB11 9NH

221876072

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Torry, Aberdeen, AB11 9NH

Get instant cash flow of **£450** per calendar month with a **13.5%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **15.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Victoria Road, Torry,
Aberdeen, AB11 9NH

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Property Key Features

Studio Flat

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £500

Lounge



Kitchen





Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 8% **£3,200**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £44,200

Projected Investment Return



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

£ 500

Returns Based on Rental Income	£450	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£50.00
Total Monthly Costs	£60.00	£65.00
Monthly Net Income	£390.00	£435.00
Annual Net Income	£4,680.00	£5,220.00
Net Return	10.59%	11.81%

Our industry leading letting agency **Let Property Management** 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 **£4,220**
Adjusted To

Net Return **9.55%**



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 £53,000.



Image not found

£53,000

Studio flat for sale

+ Add to report

24a Grampian Road, Aberdeen, AB11 8DY

NO LONGER ADVERTISED

Marketed from 27 Mar 2020 to 8 Nov 2024 (1686 days) by McEwan Fraser Legal, Aberdeen



£50,000

Studio flat for sale

+ Add to report

Stafford Street, Aberdeen, AB25

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Feb 2023 to 12 Aug 2024 (542 days) by Purplebricks, covering Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

Studio flat

Castle Street, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 7 Jan 2025 to 14 Jan 2025 (6 days) by OpenRent, London

+ Add to report



£495 pcm

Studio flat

Stirling Street, City Centre, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 5 Nov 2024 to 18 Nov 2024 (13 days) by Belvoir, Aberdeen

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

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PROPERTY ID: 12345678

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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