

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Aberdeen,
AB25

220197789

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street, Aberdeen, AB25

This property has a potential to rent for **£563** which would provide the investor a Gross Yield of **13.5%** 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...



George Street, Aberdeen,
AB25

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Property Key Features

1 Bedroom

1 Bathroom

Move-in Ready Condition

Open-Plan Lounge and Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £563

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £50,000.00 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 50,000.00

25% Deposit	£12,500.00
Stamp Duty ADS @ 8%	£4,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£17,500.00

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	£563
Mortgage Payments on £37,500.00 @ 5%	£156.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£56.30
Total Monthly Costs	£227.55
Monthly Net Income	£335.45
Annual Net Income	£4,025.40
Net Return	23.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,899.40**
Adjusted To

Net Return **16.57%**

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

Annual Net Income **£3,275.40**
Adjusted To

Net Return **18.72%**

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 apartment for sale

+ A

Sunnybank Place, Aberdeen

CURRENTLY ADVERTISED

Marketed from 16 May 2025 by Martin & Co, Aberdeen



£80,000

1 bedroom apartment for sale

+ A

Jute Street, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2025 to 30 Jul 2025 (2 days) by Compass Estates, Livingston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £758 based on the analysis carried out by our letting team at **Let Property Management**.



£758 pcm

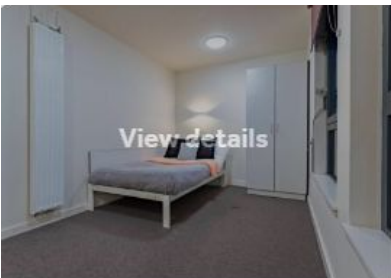
1 bedroom flat share

+ Add to

ABERDEEN | STUDENT | SEPTEMBER | AB25

NO LONGER ADVERTISED

Marketed from 13 Jun 2025 to 15 Jun 2025 (2 days) by Skylets, Newcastle upon Tyne



£711 pcm

1 bedroom flat share

+ Add to

ABERDEEN | STUDENT | SEPTEMBER | AB25

NO LONGER ADVERTISED

Marketed from 1 Aug 2025 to 9 Sep 2025 (38 days) by Skylets, Newcastle upon Tyne



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George Street, Aberdeen, AB25

PROPERTY ID: 220197789

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