

LET PROPERTY PACK

INVESTMENT INFORMATION

Great Western Place,
Aberdeen, AB10

210932884

 www.letproperty.co.uk





Property Description

Our latest listing is in Great Western Place, Aberdeen, AB10

Get instant cash flow of **£635** per calendar month with a **9.0%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Great Western Place,
Aberdeen, AB10

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Property Key Features

1 Bedroom

1 Bathroom

Expansive Comfortable Lounge

Clean and Modern kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £635

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit **£21,250.00**

Stamp Duty ADS @ 8% **£6,800.00**

LBTT Charge **£0**

Legal Fees **£1,000.00**

Total Investment £29,050.00

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.



The monthly rent of this property is currently set at £635 per calendar month.

Returns Based on Rental Income	£635
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£63.50
Total Monthly Costs	£344.13
Monthly Net Income	£290.88
Annual Net Income	£3,490.50
Net Return	12.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,220.50**
Adjusted To

Net Return **7.64%**

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

Annual Net Income **£2,215.50**
Adjusted To

Net Return **7.63%**

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 £145,000.



£145,000

1 bedroom apartment for sale



Flat 46, Aspire Grove, 36 Claremont Street, Aberdeen, AB10 6RA

CURRENTLY ADVERTISED

Marketed from 18 Sep 2025 by Simpson & Marwick, Aberdeen



£139,000

1 bedroom flat for sale



28 Aspire Grove, The West End, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 9 Sep 2025 to 1 Oct 2025 (22 days) by Northwood, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom flat



Aspire Grove, Claremont Street, AB10

NO LONGER ADVERTISED

Marketed from 6 Dec 2024 to 10 Dec 2024 (3 days) by Aberdeen Property Leasing, Abe



£730 pcm

1 bedroom flat



Flat 25, Aspire Grove, 36 Claremont St, Aberdeen, AB10 6RA

NO LONGER ADVERTISED

Marketed from 18 Aug 2025 to 21 Aug 2025 (3 days) by Homeguard 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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.



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Great Western Place, Aberdeen, AB10

PROPERTY ID: 210932884

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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