

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Great Western Place, Aberdeen, AB10

210932884











### **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



1 Bedroom

1 Bathroom

**Expansive Comfortable Lounge** 

Clean and Modern kitchen

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £635** 

210932884

## Lounge









## Kitchen









### **Bedrooms**



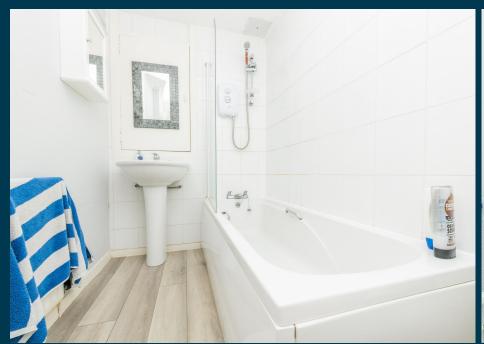


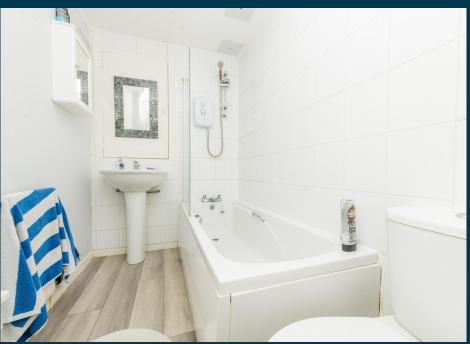




## Bathroom







## **Exterior**









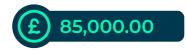
### **Initial Outlay**





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**



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	ТВС
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.



### 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



#### 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



£139,000

### 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**.



#### 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



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



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.







Interested in this property investment?

Call us on **0141 478 0985** 

Great Western Place, Aberdeen, AB10



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.