

LET PROPERTY PACK

INVESTMENT INFORMATION

Merchant Street, Peterhead,
AB42

222844083

 www.letproperty.co.uk





Property Description

Our latest listing is in Merchant Street, Peterhead, AB42

Get instant cash flow of **£10,645** per calendar month with a **22.2%** Gross Yield for investors.

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...



Merchant Street,
Peterhead, AB42

222844083



Property Key Features

**Portfolio of 2 Ten-Bedroom and
Seven-Bedroom HMOs**

17 bedrooms

5 bathrooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

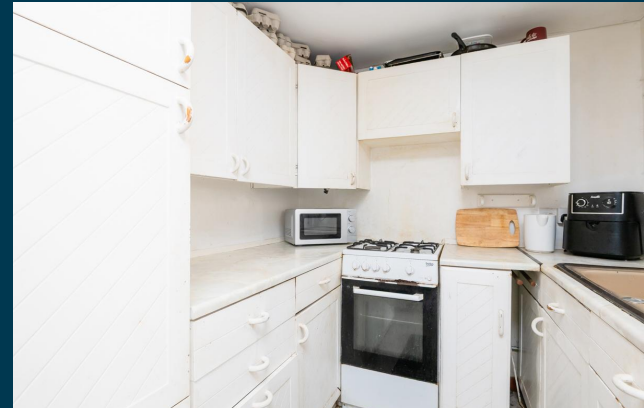
Lease Length: FREEHOLD

Current Rent: £10,645

Lounge



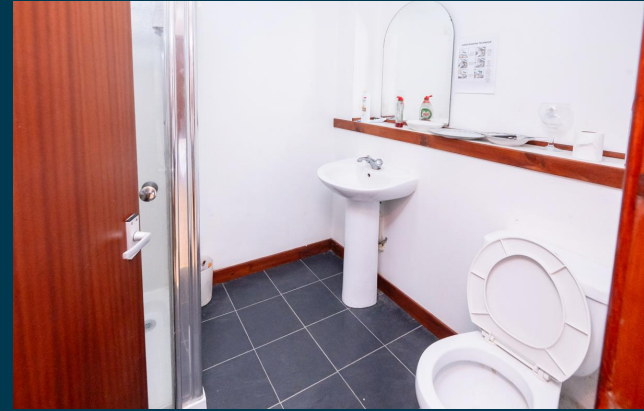
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ **575,000.00**

25% Deposit	£143,750.00
ADS @ 8%	£46,000.00
LBTT Charge	£30,850
Legal Fees	£1,000.00
Total Investment	£221,600.00

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 £10,645 per calendar month

Returns Based on Rental Income	£10,645
Mortgage Payments on £431,250.00 @ 5%	£1,796.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£1,064.50
Total Monthly Costs	£2,876.38
Monthly Net Income	£7,768.63
Annual Net Income	£93,223.50
Net Return	42.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£71,933.50**
Adjusted To

Net Return **32.46%**

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

Annual Net Income **£84,598.50**
Adjusted To

Net Return **38.18%**

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 £1,000,000.



5 bedroom equestrian facility for sale

[+ Add to report](#)

Beechfield House, East Knock, Mintlaw, Peterhead, AB42

CURRENTLY ADVERTISED

Marketed from 30 May 2025 by Galbraith, Aberdeen

£1,000,000



5 bedroom detached house for sale

[+ Add to report](#)

Mavisbank, Old Deer, Peterhead, Aberdeenshire, AB42

NO LONGER ADVERTISED

Marketed from 25 Jul 2025 to 7 Feb 2026 (196 days) by Savills, Aberdeen

£850,000

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: **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.



Merchant Street, Peterhead, AB42

PROPERTY ID: 222844083

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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