

LET PROPERTY PACK

INVESTMENT INFORMATION

East Abbey Street,
Arbroath, DD11

227412359

 www.letproperty.co.uk





Property Description

Our latest listing is in East Abbey Street, Arbroath, DD11

This property has a potential to rent for **£672** which would provide the investor a Gross Yield of **9.0%** 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...



East Abbey Street,
Arbroath, DD11

227412359



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £672

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
ADS @ 8%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,700.00

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 potential market rent is

£ 672

Returns Based on Rental Income	£672
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£67.20
Total Monthly Costs	£363.45
Monthly Net Income	£308.55
Annual Net Income	£3,702.60
Net Return	12.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,358.60**
Adjusted To

Net Return **7.68%**

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

Annual Net Income **£2,352.60**
Adjusted To

Net Return **7.66%**

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 £150,000.



£150,000

2 bedroom flat for sale

Hill Terrace, Arbroath, Angus, DD11

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 18 Mar 2026 by Victoria Mortgage and Property, Arbroath

+ Add to report



£130,000

2 bedroom flat for sale

High Street, Arbroath, Angus, DD11

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Aug 2025 to 12 May 2026 (262 days) by Victoria Mortgage and Property, Arbroath

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £830 based on the analysis carried out by our letting team at **Let Property Management**.



£830 pcm

2 bedroom flat

Anderson Court, Carnoustie, DD7

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Feb 2026 to 13 Apr 2026 (54 days) by Emoov, Chelmsford

+ Add to report



£750 pcm

2 bedroom flat

Balfour Place, Carnoustie, DD7

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Jun 2026 by Northwood, Dundee

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



East Abbey Street, Arbroath, DD11

PROPERTY ID: 227412359



www.letproperty.co.uk

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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