

LET PROPERTY PACK

INVESTMENT INFORMATION

Nellfield Place, Aberdeen,
AB10

226907289

 www.letproperty.co.uk





Property Description

Our latest listing is in Nellfield Place, Aberdeen, AB10

Get instant cash flow of **£540** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.4%** 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...



Nellfield Place, Aberdeen,
AB10

226907289



Property Key Features

1 bedroom

1 bathroom

Spacious lounge

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

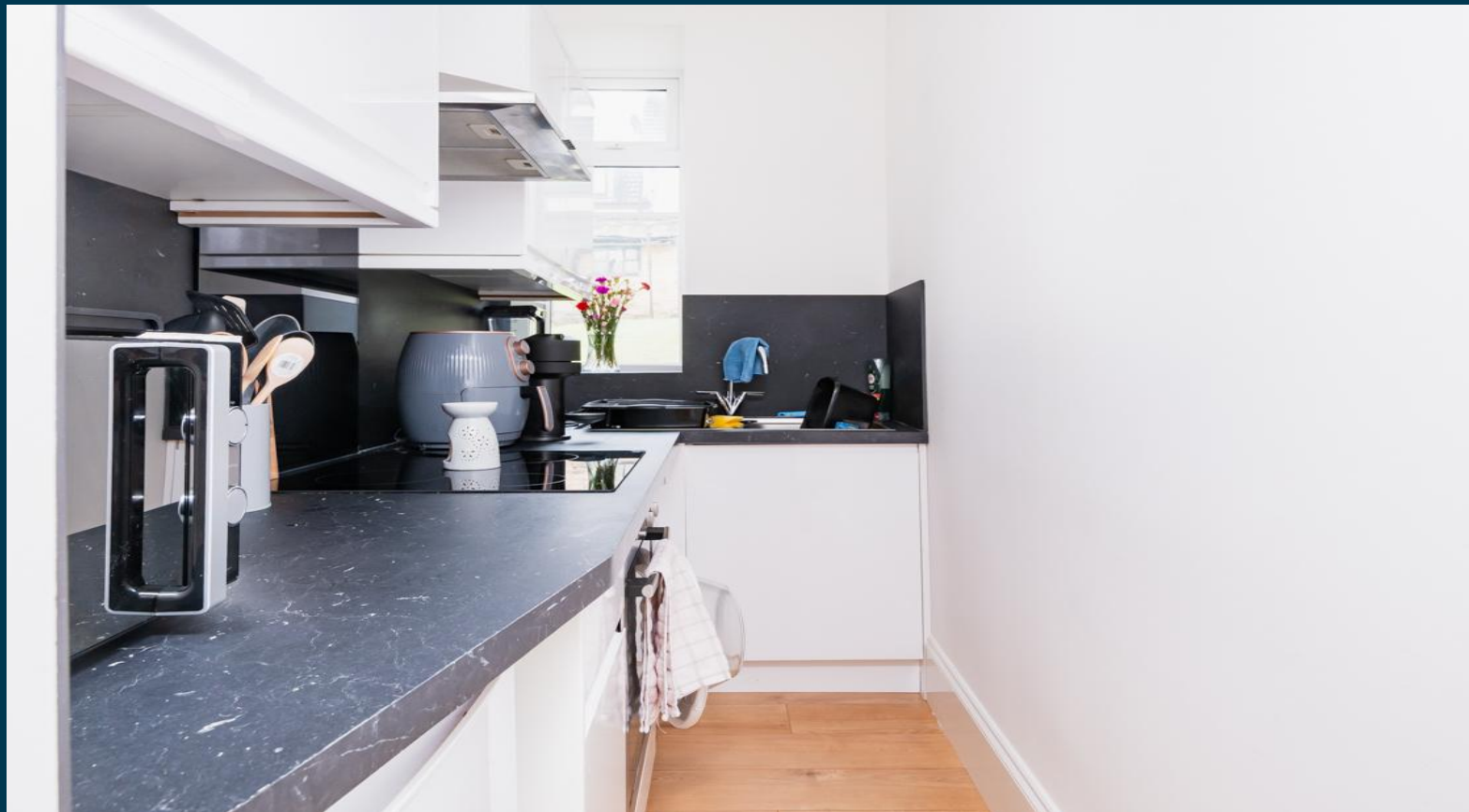
Current Rent: £540

Market Rent: £550

Lounge



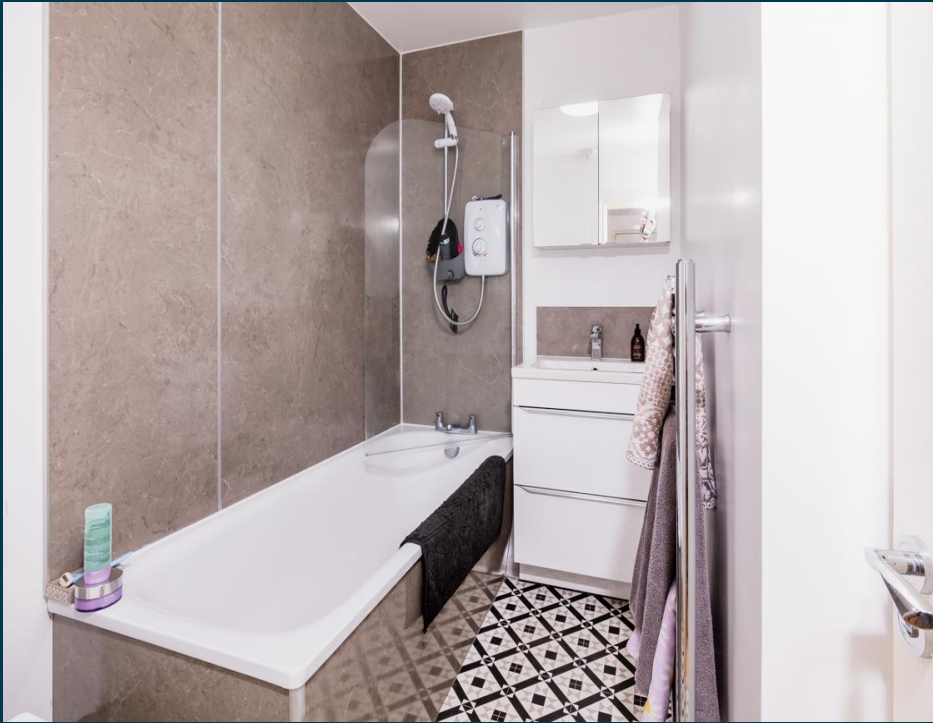
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

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 £540 per calendar month but the potential market rent is

 **£ 550**

Returns Based on Rental Income	£540	£550
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	FREEHOLD	
Ground Rent	FREEHOLD	
Letting Fees	£54.00	£55.00
Total Monthly Costs	£287.75	£288.75
Monthly Net Income	£252.25	£261.25
Annual Net Income	£3,027.00	£3,135.00
Net Return	12.56%	13.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,035.00**
Adjusted To

Net Return **8.44%**

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

Annual Net Income **£2,085.00**
Adjusted To

Net Return **8.65%**

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 £82,500.



£82,500

1 bedroom apartment for sale

+ Add to report

Great Western Road, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 4 Jun 2021 to 2 Feb 2022 (243 days) by Keller Williams Scotland, Scotland



£75,000

1 bedroom apartment for sale

+ Add to report

Union Grove, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 20 Mar 2025 (204 days) by Low & Partners, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom flat

+ Add to report

Nellfield Place, Aberdeen, Aberdeenshire, AB10

CURRENTLY ADVERTISED

LET AGREED

Marketed from 7 May 2025 by Square Lettings, Aberdeen



£599 pcm

1 bedroom flat

+ Add to report

First Floor Nellfield Place, Aberdeen, AB10






NO LONGER ADVERTISED

Marketed from 4 May 2025 to 9 Jul 2025 (66 days) by OpenRent, London

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: **3 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.



www.letproperty.co.uk

Nellfield Place, Aberdeen, AB10

PROPERTY ID: 226907289

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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