

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bon-Accord Street,  
Aberdeen, AB11

221131474

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bon-Accord Street, Aberdeen, AB11

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.9%** 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...**



Bon-Accord Street,  
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221131474



## Property Key Features

**Bright and Welcoming  
Reception Area**

**Excellent Visibility From the  
Street**

**Spacious Open-Plan Layout**

**Ample Natural Light**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £500**

# Primary Business Areas



# Primary Business Areas



# Kitchen



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 55,000

ADS @ 8%	<b>£4,400</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£60,400</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£50.00
<b>Total Monthly Costs</b>	<b>£65.00</b>
<b>Monthly Net Income</b>	<b>£435.00</b>
<b>Annual Net Income</b>	<b>£5,220.00</b>
<b>Net Return</b>	<b>8.64%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,220**  
Adjusted To

Net Return                      **6.99%**



# 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 £90,000.



£90,000

## 1 bedroom terraced house for sale

+ Add

Gardner Walk, Aberdeen, AB12

CURRENTLY ADVERTISED

Marketed from 22 Jul 2025 by Yopa, Scotland & The North



£60,000

## 1 bedroom detached bungalow for sale

+ A

5 Farquhar Road, Aberdeen, AB11 8RY

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 5 Jun 2025 (92 days) by Prime Property Auctions (Scotland) L

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 1 bedroom semi-detached house



Cromwell Gardens, Aberdeen, AB15

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 20 Mar 2025 (13 days) by Margaret Duffus Leasing, Aberdeen



£650 pcm

## 1 bedroom semi-detached bungalow



Colville Place, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2025 to 6 Aug 2025 (11 days) by Martin & Co, Aberdeen



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Bon-Accord Street, Aberdeen, AB11

PROPERTY ID: 12345678

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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