



LET PROPERTY

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Aberdeen,
AB11

219692531

 www.letproperty.co.uk





LET PROPERTY



Property Description

Our latest listing is in Victoria Road, Aberdeen, AB11

Get instant cash flow of **£525** per calendar month with a **12.6%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit	£13,750.00
Stamp Duty ADS @ 8%	£4,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£19,150.00

Projected Investment Return



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The monthly rent of this property is currently set at £525 per calendar month



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.



Returns Based on Rental Income	£525
Mortgage Payments on £41,250.00 @ 5%	£171.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£52.50
Total Monthly Costs	£239.38
Monthly Net Income	£285.63
Annual Net Income	£3,427.50
Net Return	17.90%

Return Stress Test Analysis Report



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

Annual Net Income	£2,377.50
Adjusted To	
Net Return	12.42%

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

Annual Net Income	£2,602.50
Adjusted To	
Net Return	13.59%

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 £59,995.



1 bedroom flat for sale

+ Add to report

Victoria Road, Aberdeen, AB11

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2024 to 31 Oct 2024 (93 days) by Portolio, Edinburgh

£59,995

Buy-to-let Investment | Tenanted & Fully Compliant | Home Report £65,000 | Annual Rental Income £...



1 bedroom flat for sale

+ Add to report

5 Dee Place, The City Centre, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 11 Apr 2024 to 27 Sep 2024 (168 days) by Northwood, Aberdeen

£58,000

Bright and Spacious | Good Sized Double Bedroom | City Centre Location | Exclusive Cellar Unit | ...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £570 based on the analysis carried out by our letting team at **Let Property Management**.



£570 pcm

1 bedroom flat

Victoria Road, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2025 to 10 Jun 2025 (27 days) by DJ Alexander, Aberdeen

+ Add to report



£550 pcm

1 bedroom flat

Dee Street, City Centre, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 18 Mar 2025 to 24 Mar 2025 (5 days) by Letts & Co Properties, Aberdeen

+ Add to report

Double glazing | Shower | Washing machine | Fridge Freezer

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 in 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.



www.letproperty.co.uk

Victoria Road, Aberdeen, AB11

PROPERTY ID: 219692531



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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