

LET PROPERTY PACK

INVESTMENT INFORMATION

Walker Road, Aberdeen,
AB11

226295393

 www.letproperty.co.uk





Property Description

Our latest listing is in Walker Road, Aberdeen, AB11

Get instant cash flow of **£475** per calendar month with a **12.7%** Gross Yield for investors.

This property has a potential to rent for **£496** which would provide the investor a Gross Yield of **13.2%** 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...



Walker Road, Aberdeen,
AB11

226295393



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £20.00 PM

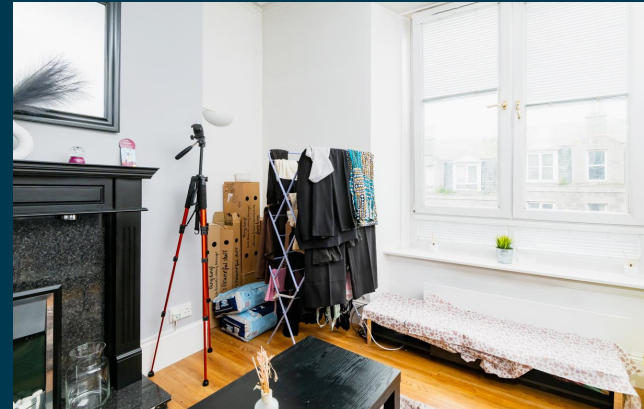
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £475

Market Rent: £496

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £45,000.

PROPERTY VALUATION

£ 45,000

ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment **£49,600**

Projected Investment Return



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



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 496

Returns Based on Rental Income	£475	£496
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	FREEHOLD	
Letting Fees	£47.50	£49.60
Total Monthly Costs	£82.50	£84.60
Monthly Net Income	£392.50	£411.40
Annual Net Income	£4,710.00	£4,936.80
Net Return	9.50%	9.95%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,945**

Net Return **7.95%**

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 £55,000.



1 bedroom apartment for sale

[+ Add to report](#)

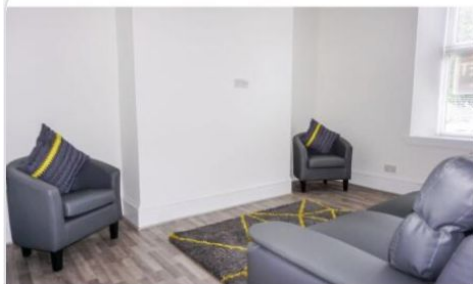
Menzies Road, Aberdeen, AB11

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Nov 2025 to 19 Dec 2025 (46 days) by Low & Partners, Aberdeen

£55,000



1 bedroom flat for sale

[+ Add to report](#)

Walker Road, Torry, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 6 Jul 2019 to 7 Oct 2024 (1920 days) by Purplebricks, covering Aberdeen

£50,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom ground floor flat

[+ Add to report](#)

Grampian Road, Aberdeen, Aberdeenshire, AB11

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2025 to 1 Sep 2025 (20 days) by Square Lettings, Aberdeen

£550 pcm



1 bedroom flat

[+ Add to report](#)

Victoria Road, Torry, Aberdeen, AB11

CURRENTLY ADVERTISED

Marketed from 29 Jul 2026 by DJ Alexander, Aberdeen

£530 pcm

Current Tenant Profile



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: **Moved in within the last 2 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.



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Walker Road, Aberdeen, AB11

PROPERTY ID: 226295393

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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