

LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Peterhead,
AB42

222970470

 www.letproperty.co.uk





Property Description

Our latest listing is in King Street, Peterhead, AB42

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



King Street, Peterhead,
AB42

222970470



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

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.



Returns Based on Rental Income	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£60.00
Total Monthly Costs	£278.13
Monthly Net Income	£321.88
Annual Net Income	£3,862.50
Net Return	17.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,662.50**
Adjusted To

Net Return **11.86%**

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

Annual Net Income **£2,887.50**
Adjusted To

Net Return **12.86%**

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 £83,500.



2 bedroom maisonette for sale

+ Add to rep

118, Queen Street, Peterhead, AB421TY

NO LONGER ADVERTISED

Marketed from 28 Sep 2023 to 10 Oct 2023 (12 days) by Future Property Auctions, Glasgow

£83,500



2 bedroom flat for sale

+ Add to report

Constitution Street, Peterhead, AB42

NO LONGER ADVERTISED

Marketed from 18 Mar 2021 to 24 Oct 2022 (584 days) by Purplebricks, covering Aberdeen

£69,000

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

2 bedroom flat

St Peter Street, Peterhead, Aberdeenshire, AB42

NO LONGER ADVERTISED

Marketed from 23 Sep 2024 to 26 Nov 2024 (63 days) by Letts & Co Properties, Aberdeen

+ Add to report



£595 pcm

2 bedroom flat

Government Buildings, Constitution Street, Peterhead, AB42

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2023 to 16 Jan 2024 (105 days) by DJ Alexander, Inverurie

+ Add to report



www.letproperty.co.uk

King Street, Peterhead, AB42

PROPERTY ID: 222970470

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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